

# #1 - Vacation Rentals (General Public)

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## SURVEY RESPONSE REPORT

11 January 2023 - 28 February 2023

### PROJECT NAME:

Vacation Rental Review

### FILTER BY:

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

Answered : E



Vacation Rental Survey Results  
Electoral Area "E" (Naramata)  
January 11, 2023 - February 15, 2023

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# REGISTRATION QUESTIONS

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**Q1** Which RDOS community do you live in?

Screen Name Redacted                      Naramata  
9/12/2022 07:03 AM

Screen Name Redacted                      Naramata  
1/28/2023 11:01 AM

Screen Name Redacted                      Naramata  
2/01/2023 02:16 PM

Screen Name Redacted                      Stonebrook  
2/01/2023 02:21 PM

Screen Name Redacted                      Naramata  
2/01/2023 02:28 PM

Screen Name Redacted                      Naramata  
2/02/2023 03:02 PM

**Mandatory Question** (6 response(s))

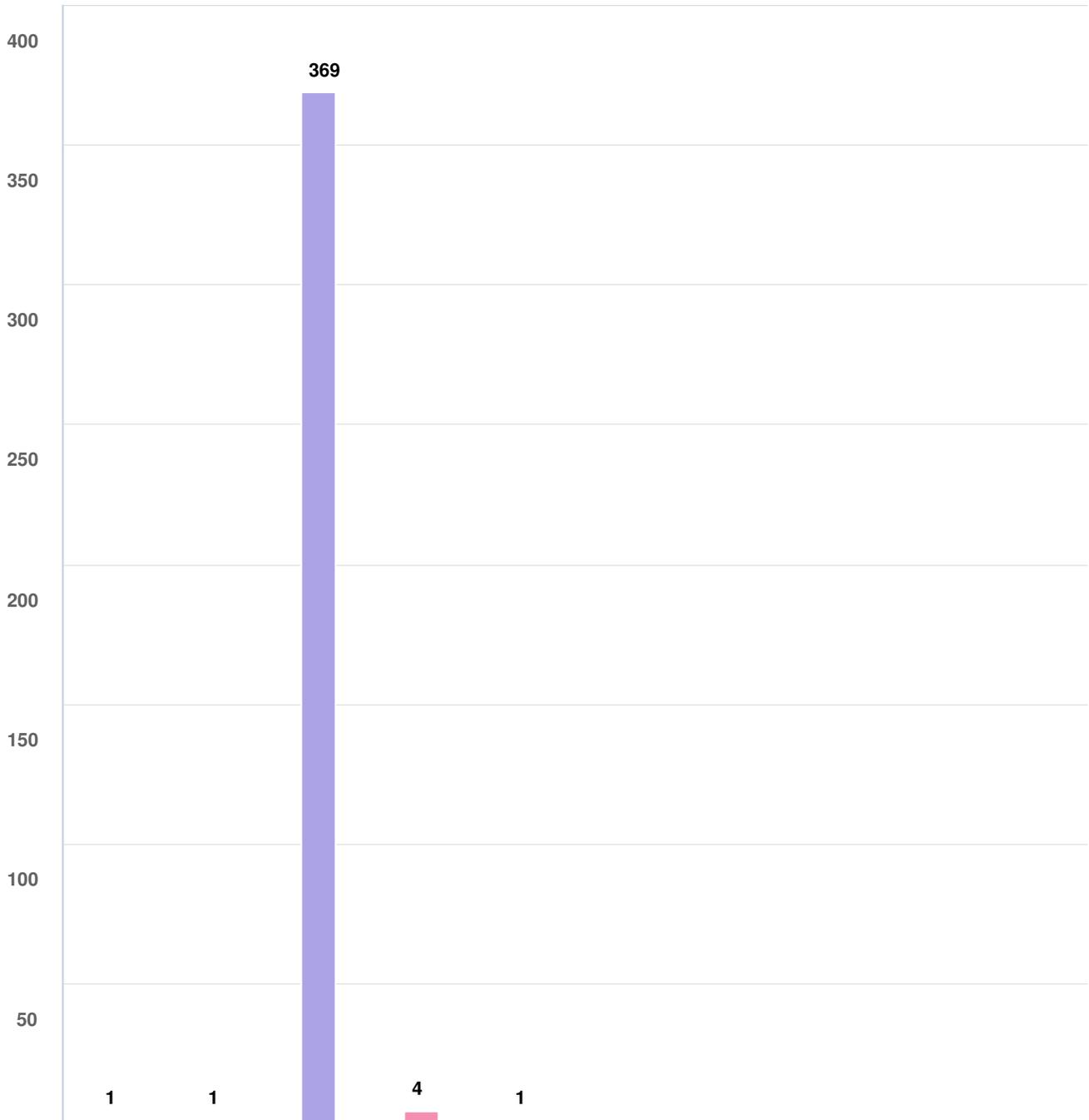
**Question type:** Single Line Question

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# SURVEY QUESTIONS

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



**Question options**

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

Mandatory Question (369 response(s))

Question type: Checkbox Question

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

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

Screen Name Redacted 1/11/2023 07:18 AM	Mill Bay
Screen Name Redacted 1/11/2023 08:09 AM	Naramata
Screen Name Redacted 1/11/2023 08:29 AM	Naramata
Screen Name Redacted 1/11/2023 08:51 AM	Naramata
Screen Name Redacted 1/11/2023 09:34 AM	Naramata Village
Screen Name Redacted 1/11/2023 11:02 AM	Naramata Bench
Screen Name Redacted 1/11/2023 11:25 AM	Naramata bench
Screen Name Redacted 1/11/2023 11:32 AM	Naramata
Screen Name Redacted 1/11/2023 11:35 AM	Naramata
Screen Name Redacted 1/11/2023 11:47 AM	Naramata
Screen Name Redacted 1/11/2023 11:58 AM	naramata
Screen Name Redacted 1/11/2023 12:16 PM	Naramata
Screen Name Redacted	Naramata village

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1/11/2023 12:20 PM

Screen Name Redacted Naramata

1/11/2023 12:45 PM

Screen Name Redacted Naramata

1/11/2023 12:59 PM

Screen Name Redacted Naramata

1/11/2023 01:23 PM

Screen Name Redacted Naramata

1/11/2023 01:34 PM

Screen Name Redacted Aikins Loop

1/11/2023 02:07 PM

Screen Name Redacted Naramata village

1/11/2023 02:51 PM

Screen Name Redacted Naramata

1/11/2023 02:12 PM

Screen Name Redacted Naramata

1/11/2023 04:01 PM

Screen Name Redacted Naramata near lang vineyard

1/11/2023 05:53 PM

Screen Name Redacted Naramata

1/11/2023 06:59 PM

Screen Name Redacted Naramata

1/11/2023 08:09 PM

Screen Name Redacted Naramata

1/11/2023 09:05 PM

Screen Name Redacted Naramata

1/11/2023 09:20 PM

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Screen Name Redacted 1/11/2023 10:06 PM	Naramata
Screen Name Redacted 1/11/2023 10:07 PM	Naramata
Screen Name Redacted 1/12/2023 12:13 AM	Naramata
Screen Name Redacted 1/12/2023 06:44 AM	Spiller Road
Screen Name Redacted 1/12/2023 07:30 AM	Naramata, village
Screen Name Redacted 1/12/2023 07:41 AM	Naramata
Screen Name Redacted 1/12/2023 08:21 AM	Naramata
Screen Name Redacted 1/12/2023 08:58 AM	Naramata
Screen Name Redacted 1/12/2023 10:23 AM	Naramata
Screen Name Redacted 1/12/2023 11:40 AM	Naramata Village
Screen Name Redacted 1/12/2023 12:26 PM	Naramata
Screen Name Redacted 1/12/2023 12:21 PM	Naramata
Screen Name Redacted 1/12/2023 12:26 PM	Naramata
Screen Name Redacted 1/12/2023 12:50 PM	Naramata

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Screen Name Redacted 1/12/2023 01:12 PM	Naramata village
Screen Name Redacted 1/12/2023 01:34 PM	Naramata
Screen Name Redacted 1/12/2023 01:23 PM	Naramata, Arawana
Screen Name Redacted 1/12/2023 01:29 PM	Naramata hillside
Screen Name Redacted 1/12/2023 01:30 PM	Naramata
Screen Name Redacted 1/12/2023 01:46 PM	Naramata
Screen Name Redacted 1/12/2023 02:13 PM	Village of Naramata
Screen Name Redacted 1/12/2023 02:39 PM	Naramata
Screen Name Redacted 1/12/2023 02:46 PM	Naramata
Screen Name Redacted 1/12/2023 03:06 PM	Naramata
Screen Name Redacted 1/12/2023 03:36 PM	Skaha Hills
Screen Name Redacted 1/12/2023 03:55 PM	Naramata
Screen Name Redacted 1/12/2023 07:10 PM	Naramata
Screen Name Redacted 1/12/2023 07:19 PM	Naramata

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Screen Name Redacted 1/12/2023 07:25 PM	Naramata
Screen Name Redacted 1/12/2023 07:48 PM	Naramata
Screen Name Redacted 1/12/2023 08:06 PM	Naramata Village
Screen Name Redacted 1/13/2023 07:57 AM	Naramata
Screen Name Redacted 1/13/2023 08:26 AM	Naramata
Screen Name Redacted 1/13/2023 08:08 AM	Naramata
Screen Name Redacted 1/13/2023 08:05 AM	Idabel Lake
Screen Name Redacted 1/13/2023 08:57 AM	village
Screen Name Redacted 1/13/2023 09:23 AM	village area
Screen Name Redacted 1/13/2023 01:28 PM	Naramata Benchlands
Screen Name Redacted 1/13/2023 07:41 PM	Naramata
Screen Name Redacted 1/13/2023 03:01 PM	Naramata Village
Screen Name Redacted 1/13/2023 03:19 PM	Naramata Benchlands
Screen Name Redacted	Naramata Benchlands

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1/13/2023 03:32 PM

Screen Name Redacted Falconridge

1/13/2023 04:37 PM

Screen Name Redacted Naramata Village

1/13/2023 05:28 PM

Screen Name Redacted Naramata

1/13/2023 06:44 PM

Screen Name Redacted Naramata

1/13/2023 08:34 PM

Screen Name Redacted naramata

1/14/2023 07:50 AM

Screen Name Redacted Naramata

1/14/2023 07:53 AM

Screen Name Redacted Naramata

1/14/2023 08:44 AM

Screen Name Redacted Village

1/14/2023 09:34 AM

Screen Name Redacted Naramata

1/14/2023 09:52 AM

Screen Name Redacted Village of Naramata

1/14/2023 11:49 AM

Screen Name Redacted Naramata

1/14/2023 01:52 PM

Screen Name Redacted Naramata

1/14/2023 03:19 PM

Screen Name Redacted Naramata

1/14/2023 04:18 PM

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Screen Name Redacted 1/14/2023 04:57 PM	Stonebrook
Screen Name Redacted 1/14/2023 06:03 PM	Naramata:
Screen Name Redacted 1/14/2023 06:07 PM	Naramata village
Screen Name Redacted 1/15/2023 11:56 AM	Naramata
Screen Name Redacted 1/15/2023 04:25 PM	Naramata
Screen Name Redacted 1/15/2023 05:56 PM	Naramata
Screen Name Redacted 1/16/2023 08:32 AM	Naramata
Screen Name Redacted 1/16/2023 10:39 AM	Naramata
Screen Name Redacted 1/16/2023 12:27 PM	Naramata
Screen Name Redacted 1/16/2023 03:03 PM	Winifred Rd, Naramata
Screen Name Redacted 1/16/2023 01:32 PM	Naramata
Screen Name Redacted 1/16/2023 01:33 PM	Naramata
Screen Name Redacted 1/16/2023 01:37 PM	Naramata
Screen Name Redacted 1/16/2023 01:41 PM	Naramata village

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Screen Name Redacted 1/16/2023 01:51 PM	Naramata
Screen Name Redacted 1/16/2023 04:05 PM	Naramata
Screen Name Redacted 1/16/2023 04:21 PM	Naramata
Screen Name Redacted 1/16/2023 05:48 PM	Naramata
Screen Name Redacted 1/16/2023 07:13 PM	Naramata
Screen Name Redacted 1/16/2023 08:37 PM	Naramata Bench
Screen Name Redacted 1/17/2023 09:50 AM	Naramata
Screen Name Redacted 1/17/2023 10:31 AM	Naramata Bench
Screen Name Redacted 1/17/2023 12:50 PM	Naramata, Stonebrook
Screen Name Redacted 1/17/2023 01:33 PM	Naramata
Screen Name Redacted 1/17/2023 03:46 PM	Naramata
Screen Name Redacted 1/17/2023 03:53 PM	Naramata
Screen Name Redacted 1/17/2023 04:08 PM	Naramata, stonebrook
Screen Name Redacted 1/17/2023 06:43 PM	Naramata

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Screen Name Redacted 1/17/2023 07:36 PM	Stonebrook
Screen Name Redacted 1/17/2023 08:49 PM	Naramata
Screen Name Redacted 1/17/2023 09:11 PM	Naramata
Screen Name Redacted 1/17/2023 10:30 PM	Naramata
Screen Name Redacted 1/18/2023 02:15 PM	Naramata
Screen Name Redacted 1/18/2023 02:32 PM	Naramata
Screen Name Redacted 1/18/2023 04:00 PM	Naramata village
Screen Name Redacted 1/18/2023 06:20 PM	Naramata
Screen Name Redacted 1/19/2023 05:00 PM	Naramata
Screen Name Redacted 1/18/2023 07:15 PM	Naramata village
Screen Name Redacted 1/18/2023 07:43 PM	Naramata
Screen Name Redacted 1/19/2023 07:49 AM	Naramata
Screen Name Redacted 1/19/2023 08:07 AM	Naramata
Screen Name Redacted	Naramata

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1/19/2023 09:51 AM

Screen Name Redacted Naramata Village

1/19/2023 10:17 AM

Screen Name Redacted Naramata village

1/19/2023 10:32 AM

Screen Name Redacted Stonebrook

1/19/2023 12:34 PM

Screen Name Redacted Naramata Court

1/19/2023 12:49 PM

Screen Name Redacted Naramata

1/19/2023 01:25 PM

Screen Name Redacted Naramata

1/19/2023 01:46 PM

Screen Name Redacted Naramata

1/19/2023 02:45 PM

Screen Name Redacted Naramata

1/19/2023 03:49 PM

Screen Name Redacted Naramata

1/19/2023 04:01 PM

Screen Name Redacted Naramata

1/19/2023 07:47 PM

Screen Name Redacted Naramata

1/19/2023 08:03 PM

Screen Name Redacted Naramata

1/19/2023 08:09 PM

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1/19/2023 08:16 PM

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Screen Name Redacted Naramata village

1/19/2023 08:45 PM

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1/19/2023 08:59 PM

Screen Name Redacted Naramata

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Screen Name Redacted Naramata

1/20/2023 01:20 AM

Screen Name Redacted Naramata Village

1/20/2023 02:27 PM

Screen Name Redacted Naramata

1/20/2023 02:22 PM

Screen Name Redacted Naramata

1/20/2023 03:14 PM

Screen Name Redacted Naramata Bench

1/20/2023 04:47 PM

Screen Name Redacted Smethurst Area

1/20/2023 09:51 PM

Screen Name Redacted Naramata

1/21/2023 04:52 AM

Screen Name Redacted Naramata Bench

1/21/2023 08:57 AM

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Screen Name Redacted North Naramata  
1/21/2023 01:08 PM

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1/21/2023 01:08 PM

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1/21/2023 01:11 PM

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1/21/2023 01:39 PM

Screen Name Redacted Workman Place  
1/21/2023 01:37 PM

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1/21/2023 01:42 PM

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1/21/2023 07:25 PM

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1/21/2023 09:26 PM

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1/22/2023 08:07 AM

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1/22/2023 08:51 AM

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Screen Name Redacted Kettle Ridge Naramata  
1/25/2023 05:08 PM

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1/25/2023 07:28 PM

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1/25/2023 09:06 PM

Screen Name Redacted Naramata Village

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1/26/2023 08:49 AM

Screen Name Redacted Naramata hillside

1/26/2023 12:02 PM

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1/26/2023 04:28 PM

Screen Name Redacted Naramata

1/26/2023 02:11 PM

Screen Name Redacted Naramata

1/26/2023 05:15 PM

Screen Name Redacted Naramata

1/26/2023 06:16 PM

Screen Name Redacted Naramata

1/26/2023 08:48 PM

Screen Name Redacted Naramata

1/27/2023 09:59 AM

Screen Name Redacted Naramata

1/28/2023 07:18 AM

Screen Name Redacted Bench

1/28/2023 11:20 AM

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1/28/2023 06:48 PM

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1/28/2023 07:28 PM

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1/28/2023 08:27 PM

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Screen Name Redacted 1/28/2023 11:56 PM	Naramata
Screen Name Redacted 1/29/2023 11:40 AM	Naramata
Screen Name Redacted 1/29/2023 12:30 PM	Naramata
Screen Name Redacted 1/29/2023 12:53 PM	Naramata
Screen Name Redacted 1/30/2023 07:24 AM	Naramata Village
Screen Name Redacted 1/30/2023 07:28 AM	Naramata Village
Screen Name Redacted 1/30/2023 11:40 AM	Naramata
Screen Name Redacted 1/30/2023 09:04 PM	Naramata
Screen Name Redacted 1/31/2023 08:24 AM	Naramata
Screen Name Redacted 1/31/2023 09:09 AM	Naramata
Screen Name Redacted 1/31/2023 09:30 AM	Falconridge
Screen Name Redacted 1/31/2023 09:54 AM	Naramata
Screen Name Redacted 1/31/2023 10:15 AM	Arawana/Juniper
Screen Name Redacted 1/31/2023 10:26 AM	Naramata

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Screen Name Redacted 1/31/2023 11:34 AM	Naramata
Screen Name Redacted 1/31/2023 10:52 AM	North Naramata
Screen Name Redacted 1/31/2023 10:58 AM	Naramata
Screen Name Redacted 1/31/2023 11:08 AM	Naramata
Screen Name Redacted 1/31/2023 11:44 AM	Naramata
Screen Name Redacted 1/31/2023 11:23 AM	Naramata
Screen Name Redacted 1/31/2023 11:41 AM	Naramata
Screen Name Redacted 1/31/2023 12:04 PM	Naramata
Screen Name Redacted 1/31/2023 01:14 PM	Naramata
Screen Name Redacted 1/31/2023 01:48 PM	Naramata village
Screen Name Redacted 1/31/2023 02:34 PM	Outlook
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Screen Name Redacted 1/31/2023 06:36 PM	Naramata
Screen Name Redacted 1/31/2023 07:03 PM	Naramata

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Screen Name Redacted 1/31/2023 07:06 PM	Naramata
Screen Name Redacted 1/31/2023 07:35 PM	Stonebrook
Screen Name Redacted 1/31/2023 08:16 PM	Naramata
Screen Name Redacted 2/01/2023 01:00 AM	Naramata
Screen Name Redacted 2/01/2023 06:47 AM	Naramata
Screen Name Redacted 2/01/2023 11:49 AM	Naramata
Screen Name Redacted 2/01/2023 11:33 AM	Kettle Ridge
Screen Name Redacted 2/01/2023 11:36 AM	Naramata
Screen Name Redacted 2/01/2023 11:37 AM	Naramata
Screen Name Redacted 2/01/2023 11:43 AM	Naramata in the town
Screen Name Redacted 2/01/2023 11:40 AM	Naramata
Screen Name Redacted 2/01/2023 11:37 AM	Falconridge
Screen Name Redacted 2/01/2023 11:40 AM	Naramata
Screen Name Redacted	Stonebench

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2/01/2023 11:41 AM

Screen Name Redacted Naramata

2/01/2023 11:44 AM

Screen Name Redacted Highlands

2/01/2023 11:43 AM

Screen Name Redacted Naramata

2/01/2023 11:48 AM

Screen Name Redacted Naramata

2/01/2023 11:59 AM

Screen Name Redacted Naramata

2/01/2023 11:54 AM

Screen Name Redacted Naramata

2/01/2023 11:58 AM

Screen Name Redacted Naramata Bench

2/01/2023 11:53 AM

Screen Name Redacted Naramata

2/01/2023 11:59 AM

Screen Name Redacted Naramata

2/01/2023 12:06 PM

Screen Name Redacted Indian Rock

2/01/2023 12:13 PM

Screen Name Redacted Naramata

2/01/2023 12:11 PM

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2/01/2023 12:12 PM

Screen Name Redacted Naramata

2/01/2023 12:15 PM

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Screen Name Redacted 2/01/2023 12:20 PM	Naramata
Screen Name Redacted 2/01/2023 12:17 PM	Naramata bench
Screen Name Redacted 2/01/2023 12:36 PM	Kettle Ridge
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Screen Name Redacted 2/01/2023 12:52 PM	Naramata
Screen Name Redacted 2/01/2023 12:58 PM	Naramata
Screen Name Redacted 2/01/2023 01:23 PM	Smethurst Road, Naramata
Screen Name Redacted 2/01/2023 12:58 PM	Naramata
Screen Name Redacted 2/01/2023 12:59 PM	Naramata
Screen Name Redacted 2/01/2023 01:07 PM	Naramata
Screen Name Redacted 2/01/2023 01:21 PM	Naramata
Screen Name Redacted 2/01/2023 01:31 PM	naramata bench
Screen Name Redacted 2/01/2023 02:18 PM	Naramata
Screen Name Redacted 2/01/2023 02:21 PM	Naramata bench

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Screen Name Redacted 2/01/2023 02:42 PM	Naramata
Screen Name Redacted 2/01/2023 02:36 PM	Naramata
Screen Name Redacted 2/01/2023 02:43 PM	Stonebrook
Screen Name Redacted 2/01/2023 02:49 PM	Naramata
Screen Name Redacted 2/01/2023 03:08 PM	Naramata
Screen Name Redacted 2/01/2023 03:28 PM	NARAMATA
Screen Name Redacted 2/01/2023 04:51 PM	Naramata
Screen Name Redacted 2/01/2023 05:08 PM	Naramata
Screen Name Redacted 2/01/2023 06:14 PM	Outlook, Naramata
Screen Name Redacted 2/01/2023 08:02 PM	naramata
Screen Name Redacted 2/01/2023 08:50 PM	Naramata
Screen Name Redacted 2/02/2023 12:08 AM	Naramata
Screen Name Redacted 2/02/2023 04:58 AM	Naramata
Screen Name Redacted 2/02/2023 09:23 AM	Naramata

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Screen Name Redacted 2/02/2023 09:51 AM	Naramata
Screen Name Redacted 2/02/2023 11:01 AM	Indian Rock
Screen Name Redacted 2/02/2023 11:21 AM	Naramata
Screen Name Redacted 2/02/2023 12:30 PM	Outlook
Screen Name Redacted 2/02/2023 12:36 PM	Naramata Bench
Screen Name Redacted 2/02/2023 03:28 PM	Naramata
Screen Name Redacted 2/02/2023 03:34 PM	Naramata
Screen Name Redacted 2/02/2023 04:44 PM	naramata
Screen Name Redacted 2/02/2023 09:48 PM	Naramata
Screen Name Redacted 2/02/2023 11:42 PM	Naramata
Screen Name Redacted 2/03/2023 07:13 AM	Naramata village
Screen Name Redacted 2/03/2023 09:34 AM	Naramata
Screen Name Redacted 2/03/2023 09:58 AM	Naramata
Screen Name Redacted	Naramata, Arawana area

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2/03/2023 10:23 AM

Screen Name Redacted Naramata

2/03/2023 02:19 PM

Screen Name Redacted Naramata Bench

2/03/2023 03:42 PM

Screen Name Redacted Naramata

2/03/2023 07:28 PM

Screen Name Redacted Naramata

2/03/2023 10:20 PM

Screen Name Redacted Naramata

2/04/2023 12:16 AM

Screen Name Redacted Naramata village

2/04/2023 07:47 AM

Screen Name Redacted Naramata

2/04/2023 08:04 AM

Screen Name Redacted Naramata

2/04/2023 10:13 AM

Screen Name Redacted Naramata

2/04/2023 11:05 AM

Screen Name Redacted NARAMATA

2/04/2023 05:21 PM

Screen Name Redacted Naramata by the school- 32 yrs

2/04/2023 05:42 PM

Screen Name Redacted Smethurst Road

2/05/2023 11:57 AM

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2/05/2023 12:08 PM

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Screen Name Redacted 2/05/2023 03:21 PM	Naramata
Screen Name Redacted 2/05/2023 05:09 PM	Naramata
Screen Name Redacted 2/05/2023 08:05 PM	Naramata
Screen Name Redacted 2/05/2023 08:54 PM	Indian Rock
Screen Name Redacted 2/06/2023 12:21 AM	Naramata
Screen Name Redacted 2/06/2023 05:25 AM	Naramata
Screen Name Redacted 2/06/2023 09:35 AM	naramata
Screen Name Redacted 2/06/2023 01:56 PM	Naramata
Screen Name Redacted 2/07/2023 10:37 AM	Naramata
Screen Name Redacted 2/07/2023 11:55 AM	Naramata
Screen Name Redacted 2/08/2023 11:02 PM	Naramata
Screen Name Redacted 2/09/2023 06:19 AM	Naramata
Screen Name Redacted 2/09/2023 01:59 PM	Naramata
Screen Name Redacted 2/09/2023 08:20 PM	Falconridge

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Screen Name Redacted 2/10/2023 07:01 PM	Naramata
Screen Name Redacted 2/12/2023 07:26 AM	Naramata upper village
Screen Name Redacted 2/12/2023 10:44 AM	Naramata
Screen Name Redacted 2/12/2023 01:30 PM	Naramata
Screen Name Redacted 2/12/2023 08:57 PM	Naramata....close to the village ...and in a neighbourhood where there are more than several TUP operating
Screen Name Redacted 2/13/2023 07:51 AM	NARAMATA
Screen Name Redacted 2/13/2023 10:24 AM	Naramata
Screen Name Redacted 2/13/2023 11:06 AM	Naramata
Screen Name Redacted 2/13/2023 11:33 AM	Naramata
Screen Name Redacted 2/13/2023 11:30 AM	Naramata
Screen Name Redacted 2/13/2023 12:26 PM	Naramata
Screen Name Redacted 2/13/2023 08:44 PM	Naramata
Screen Name Redacted 2/14/2023 11:07 AM	Naramata village
Screen Name Redacted	Naramata

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2/14/2023 11:41 PM

Screen Name Redacted                      Naramata

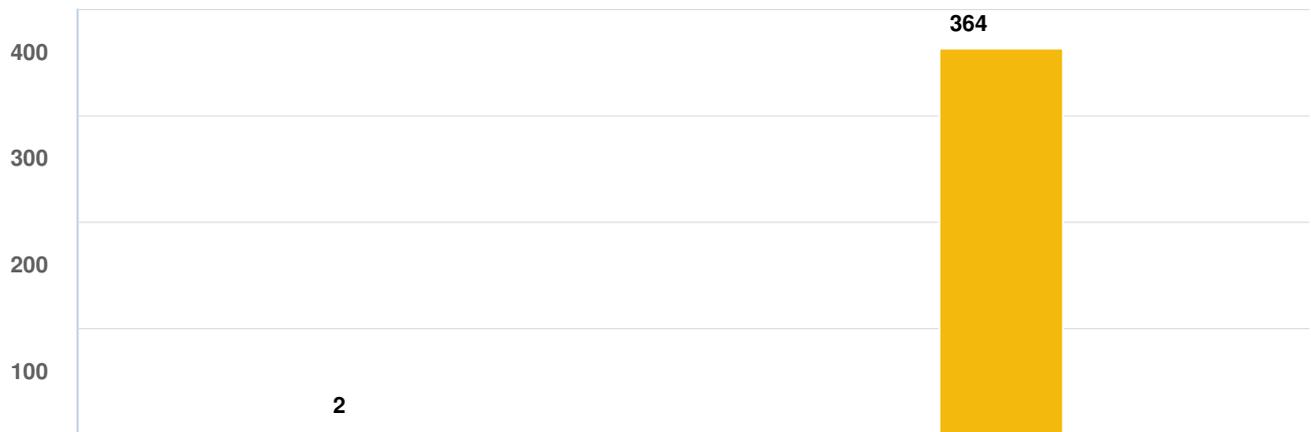
2/15/2023 10:40 AM

**Optional question** (330 response(s), 39 skipped)

**Question type:** Single Line Question

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

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



**Question options**

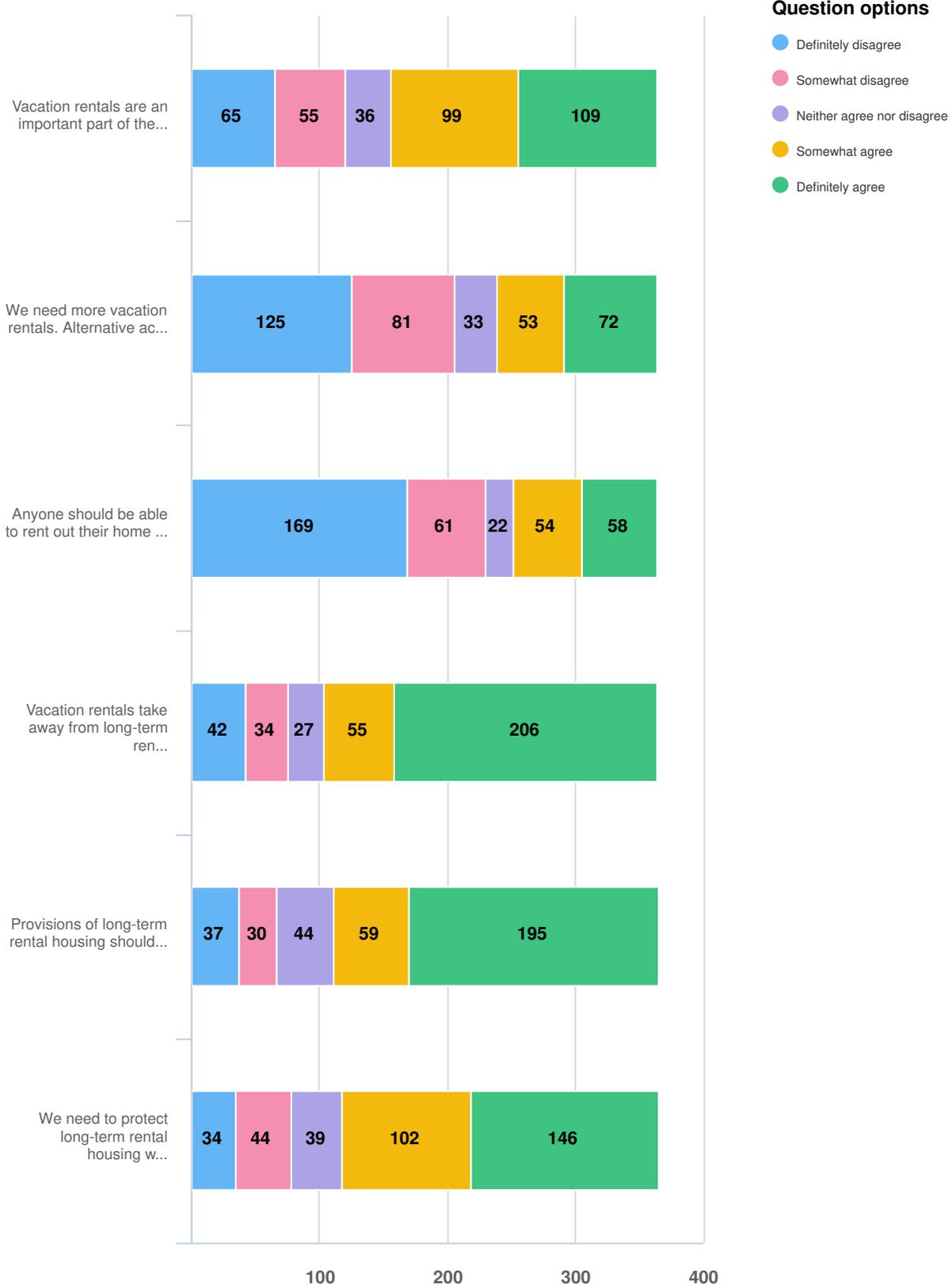
- Yes (please go to Survey #2 of the Regional Connections page or contact the RDOS to receive a paper copy of the survey)
- No (please continue with this survey)

*Optional question (366 response(s), 3 skipped)*

*Question type: Checkbox Question*

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

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

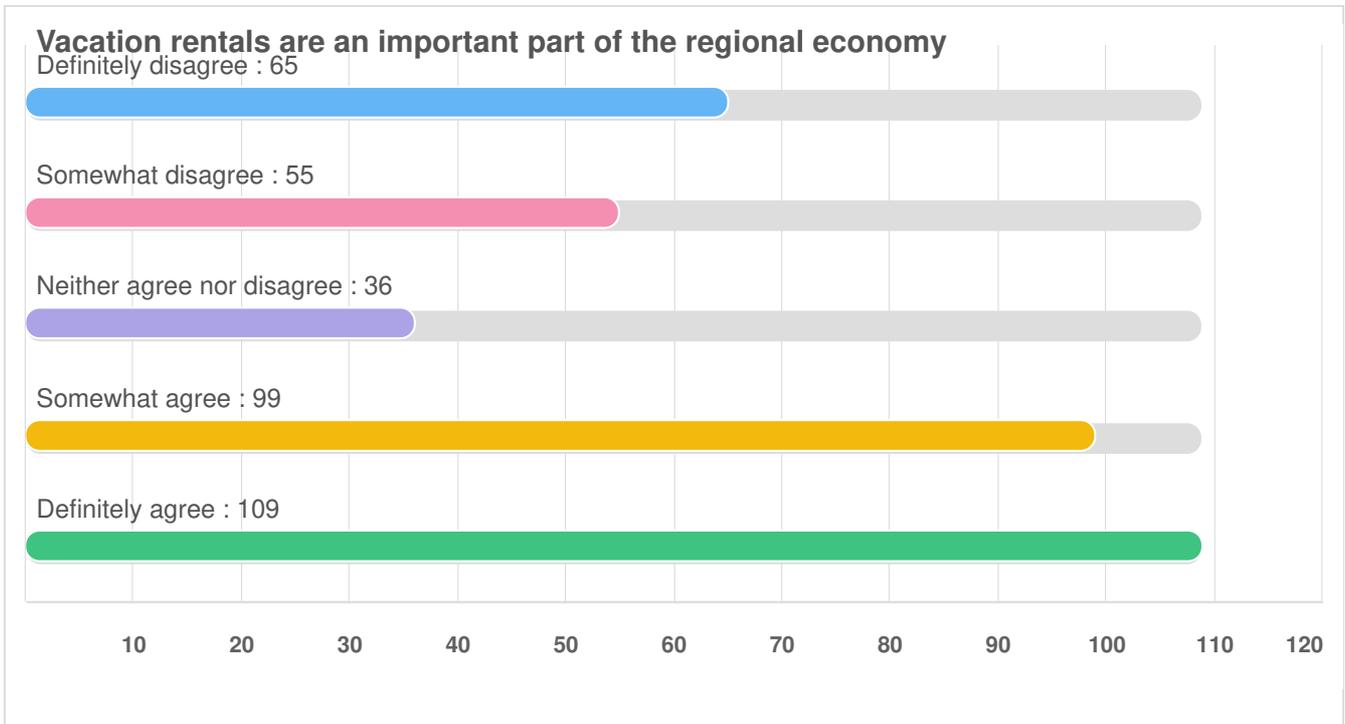


Optional question (366 response(s), 3 skipped)

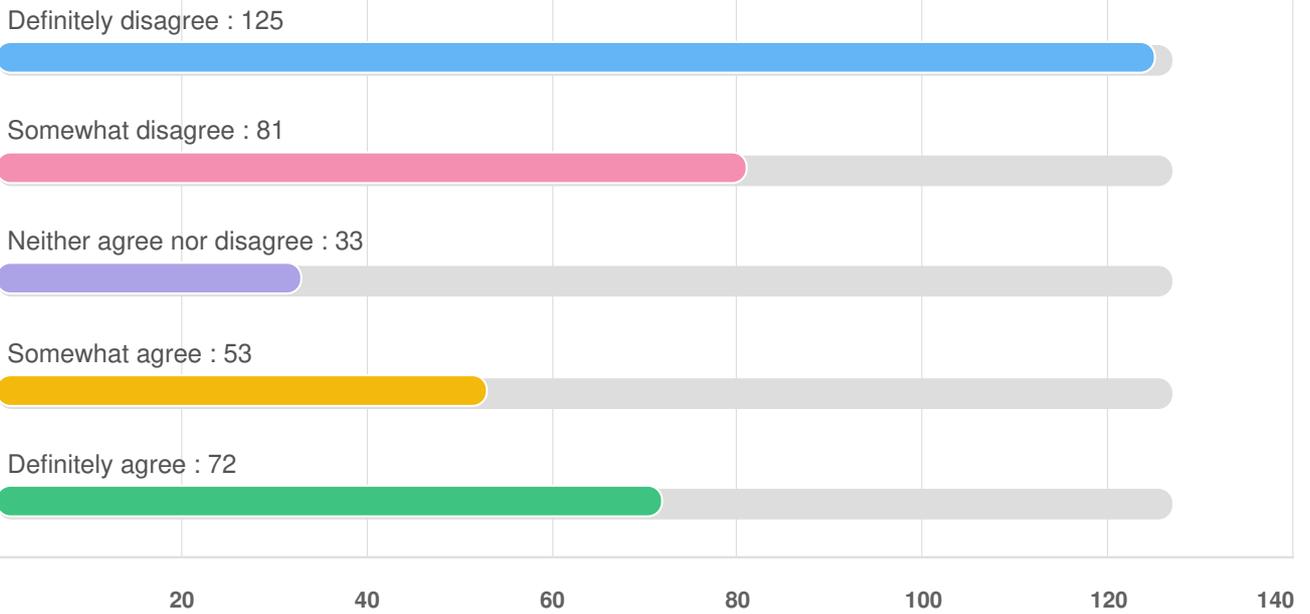
Question type: Likert Question

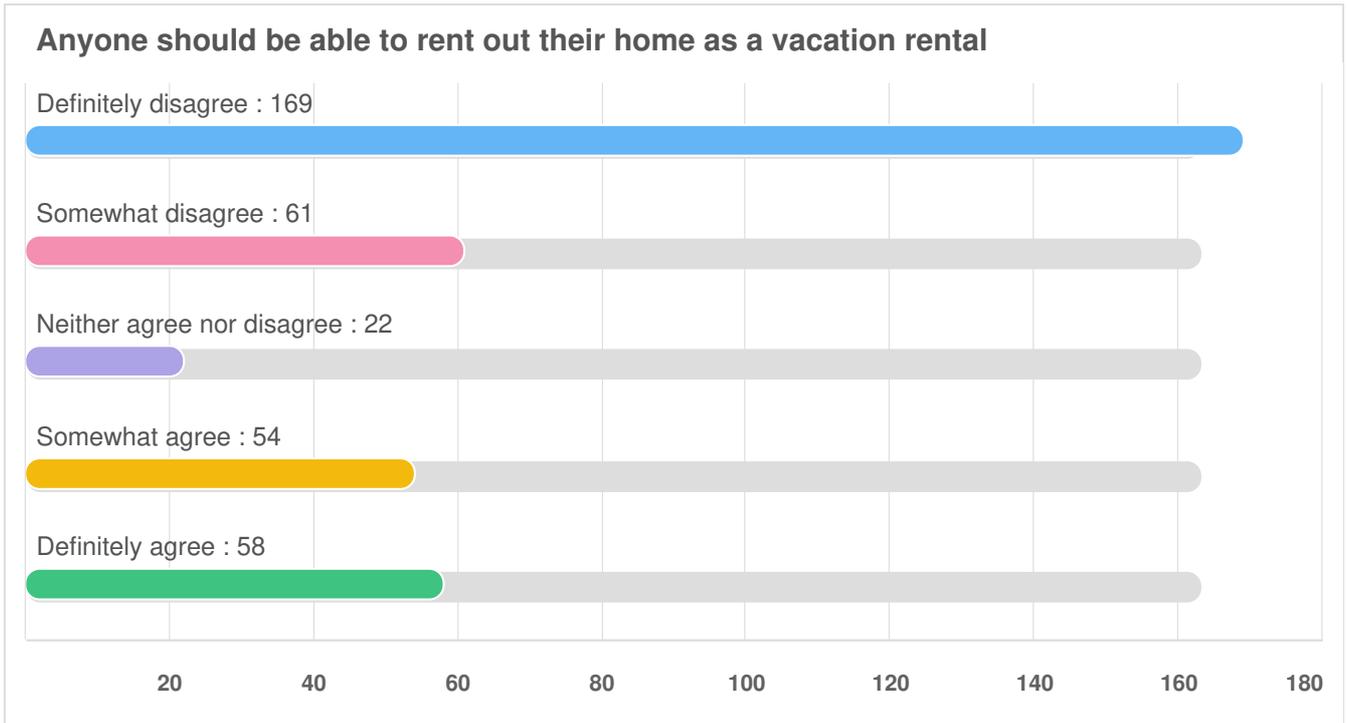
Filtering by: In which electoral area are you a resident or property owner? E

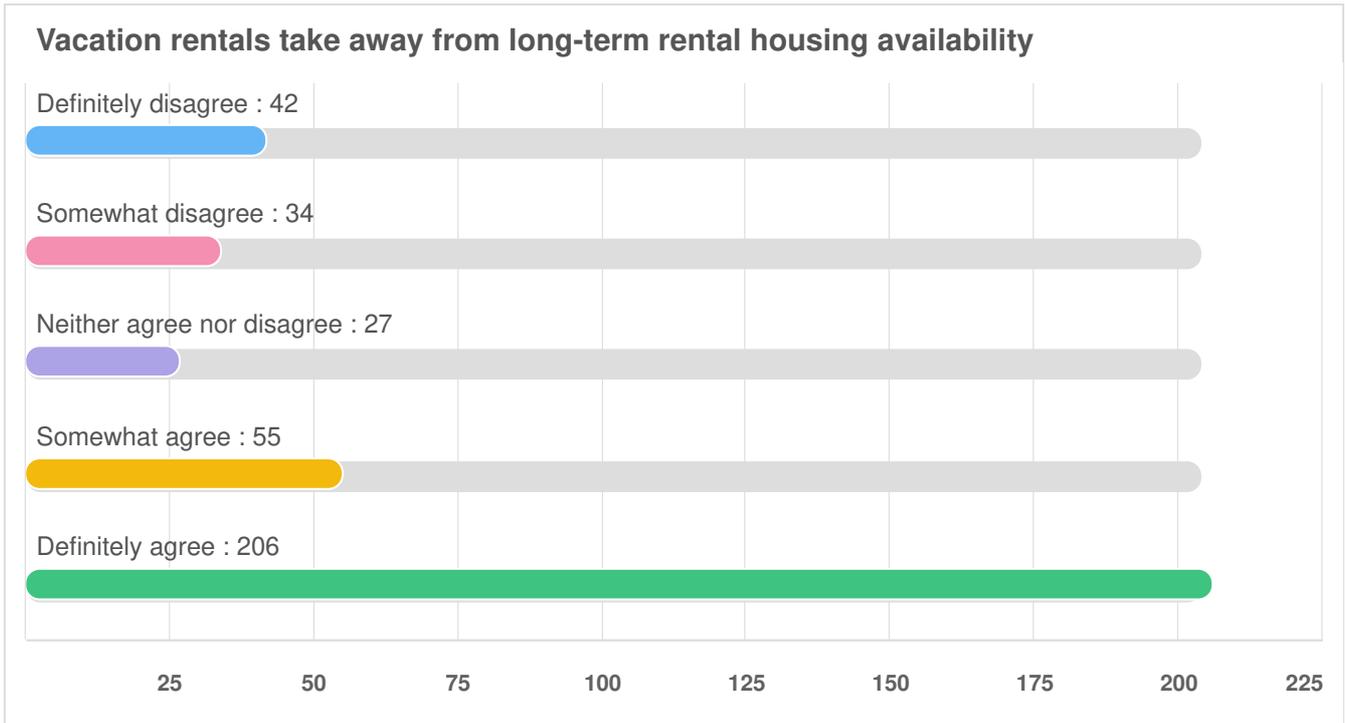
**Q4** | To help the Regional District understand your perspective on vacation rentals, please indicate your level of agreement with...

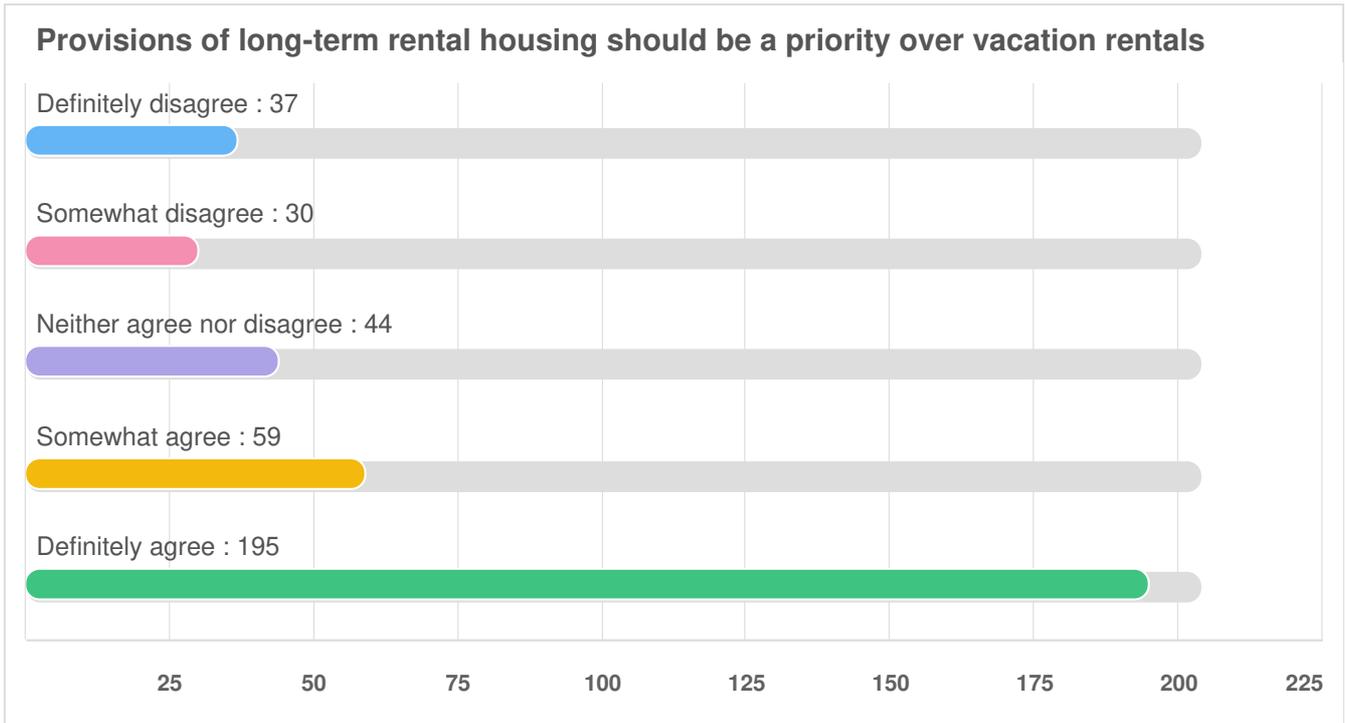


### We need more vacation rentals. Alternative accommodations (hotels, motels, and bed & breakfasts) are often lacking

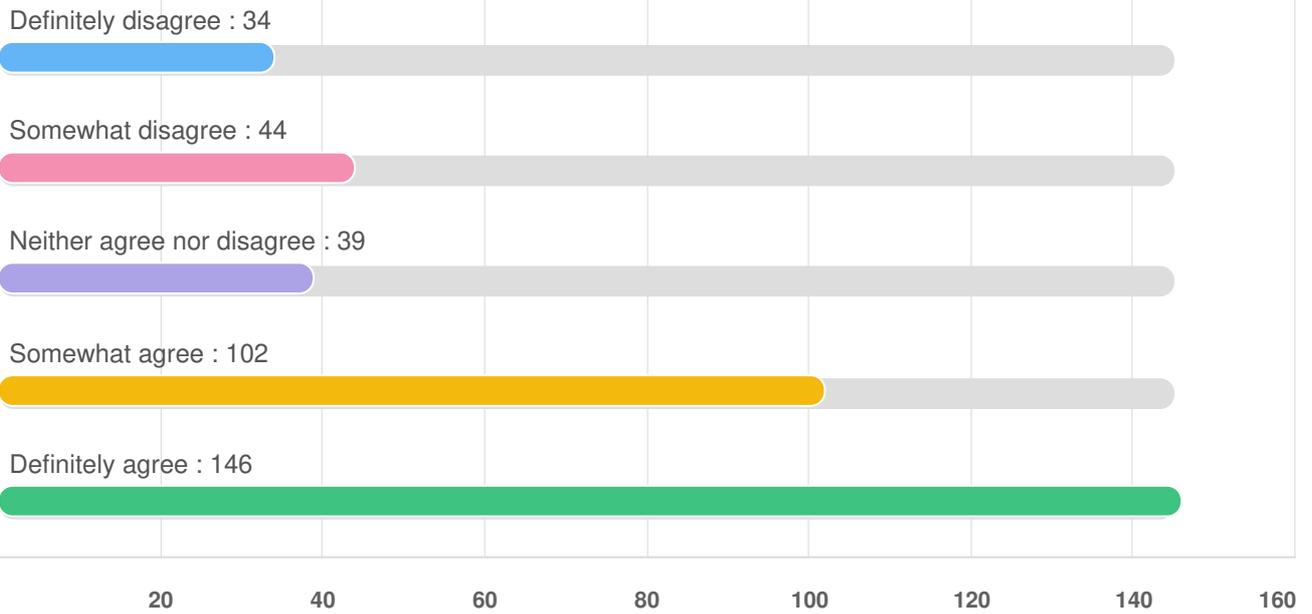




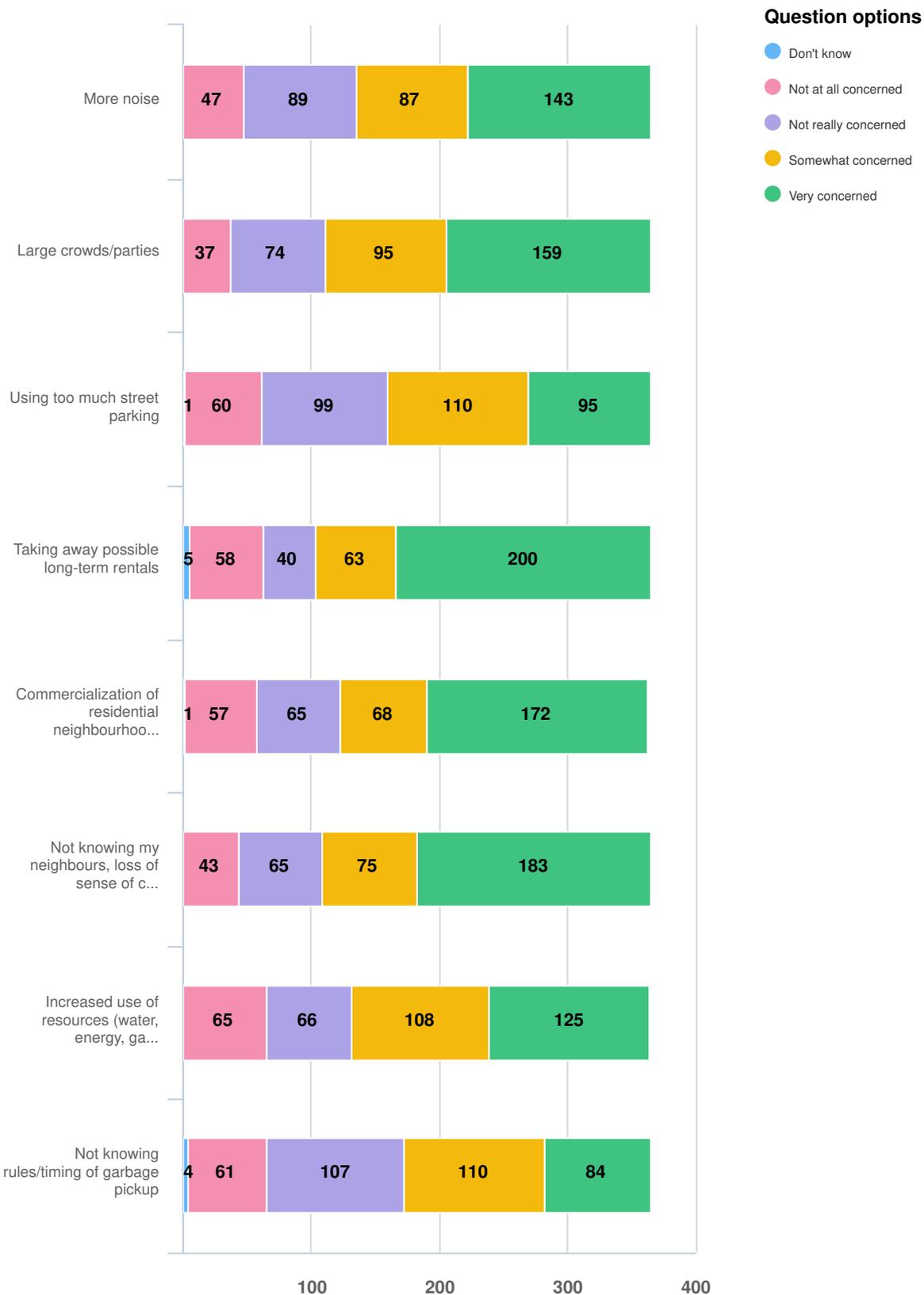




### We need to protect long-term rental housing while also permitting some vacation rentals



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

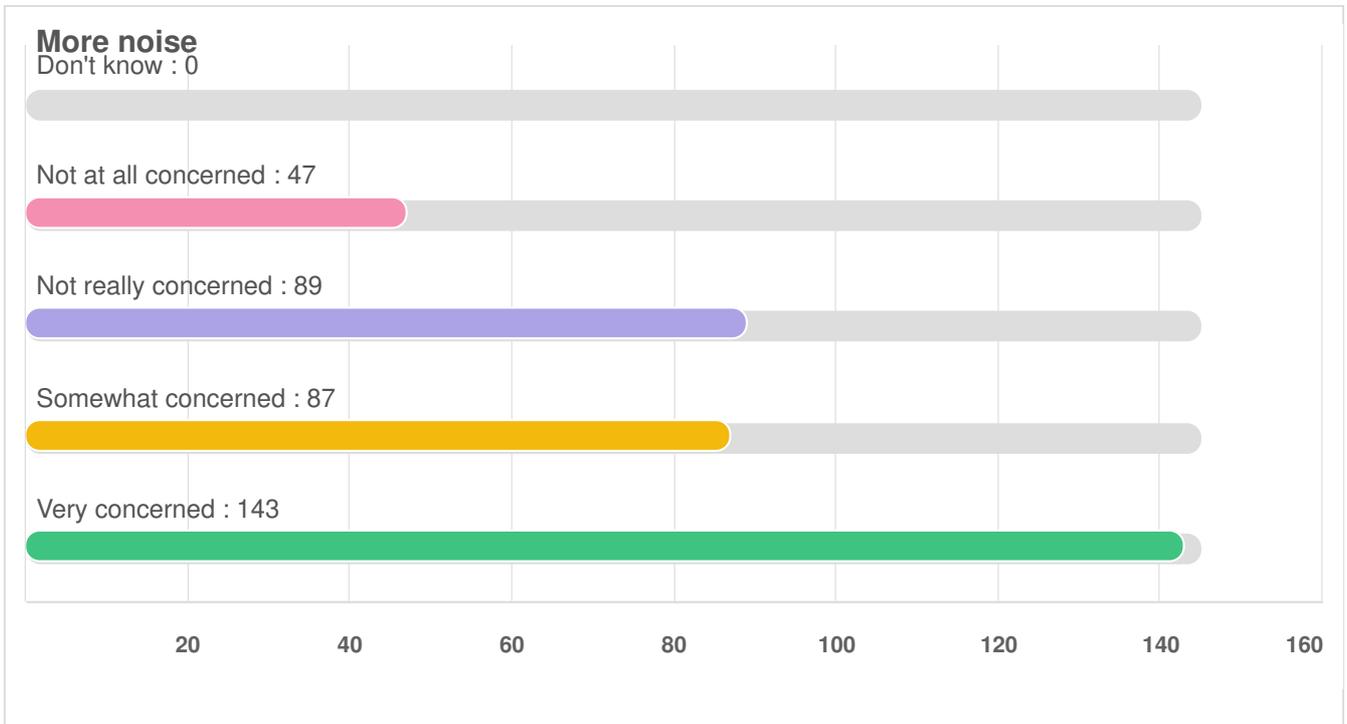


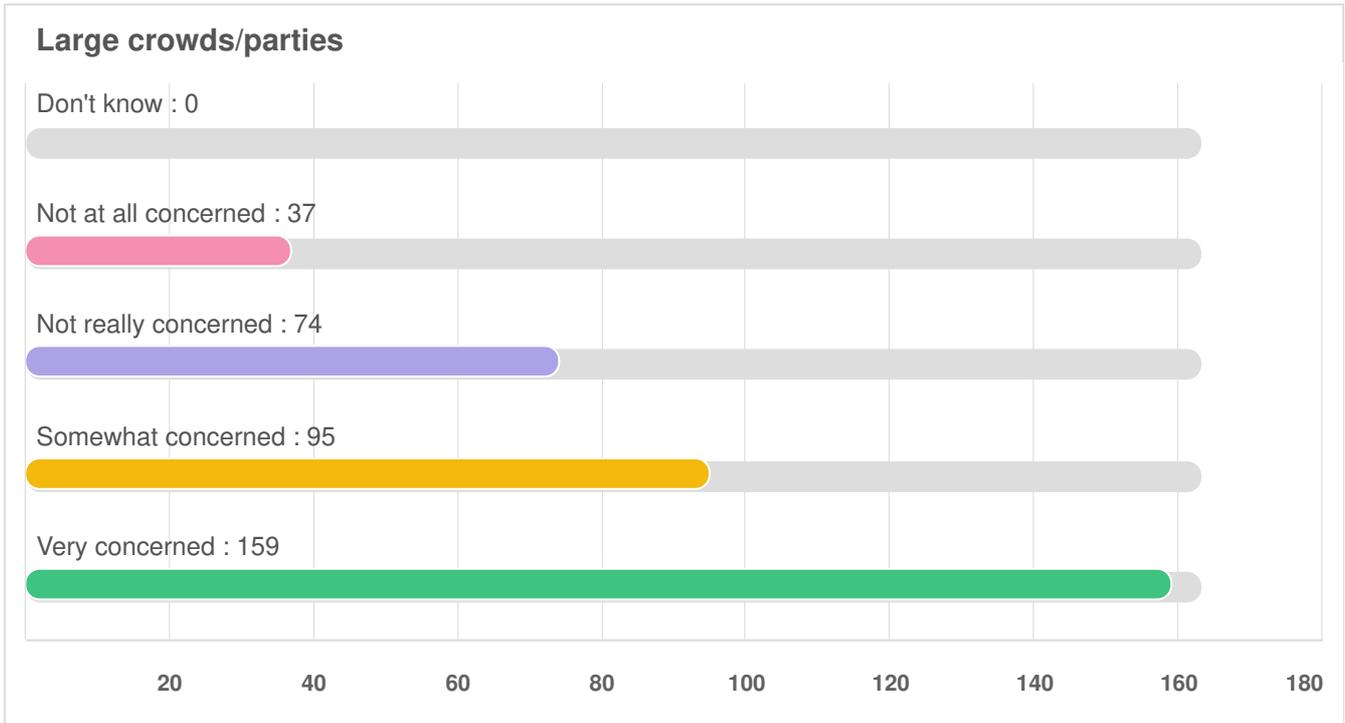
Optional question (366 response(s), 3 skipped)

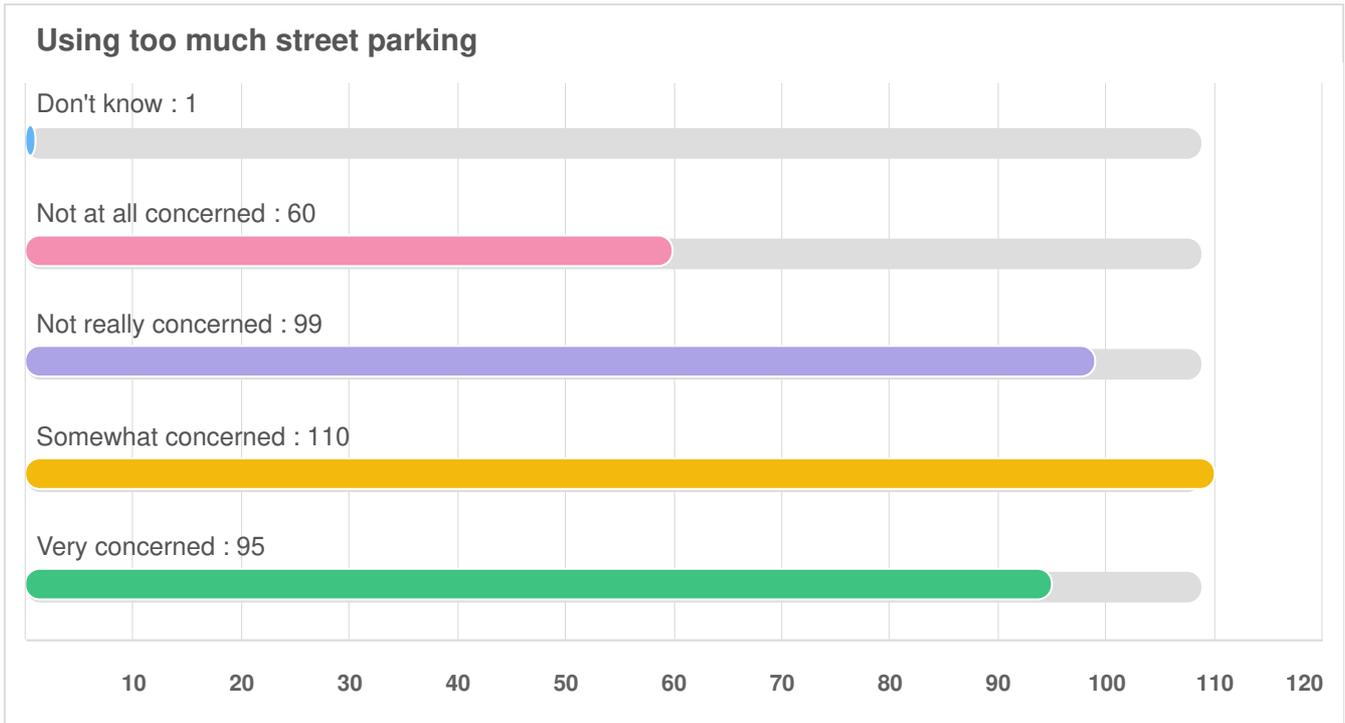
Question type: Likert Question

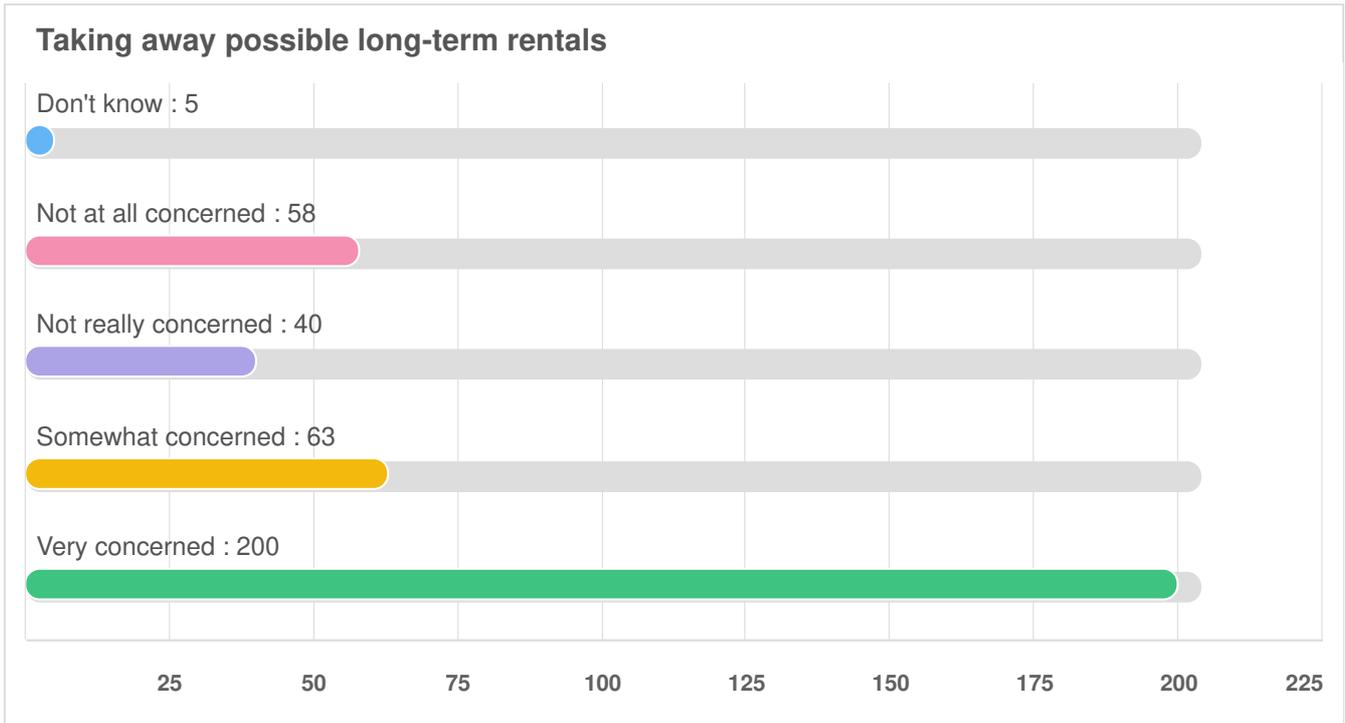
Filtering by: In which electoral area are you a resident or property owner? E

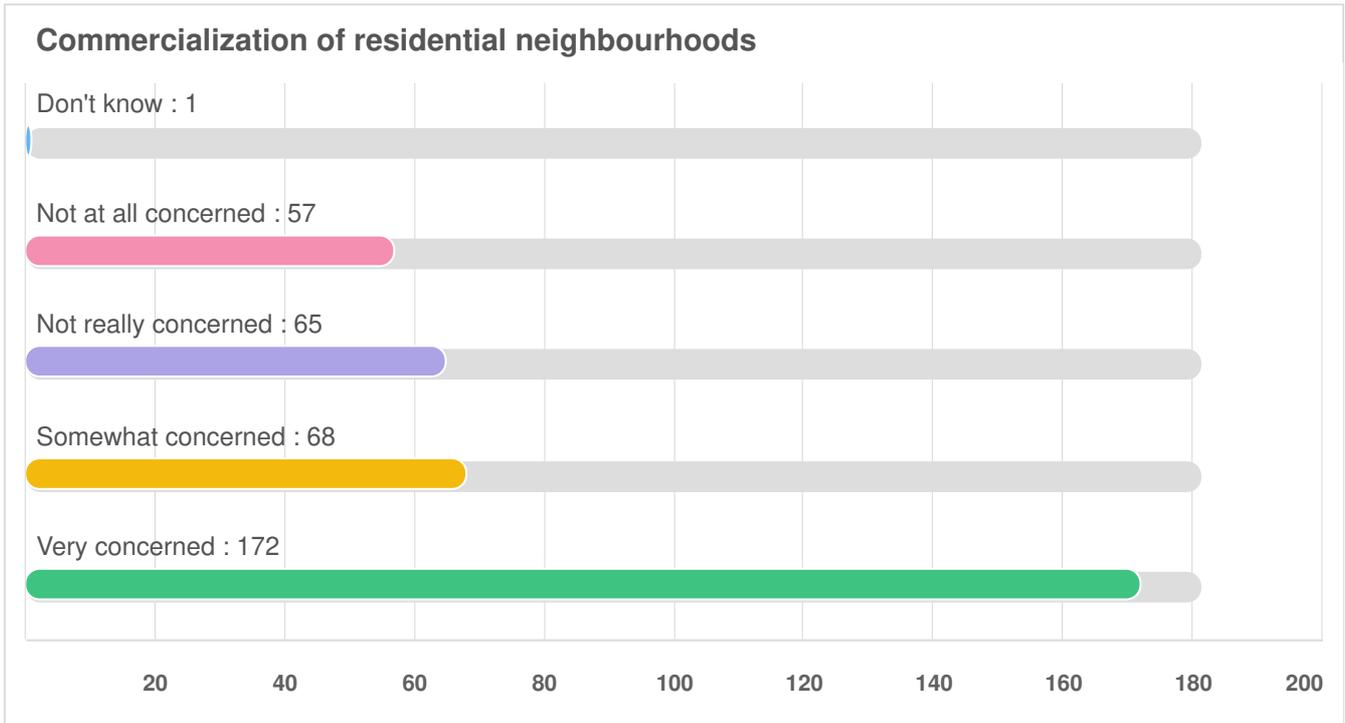
**Q5** | Please rate your level of concern with the following potential impacts of vacation rentals in your neighbourhood.

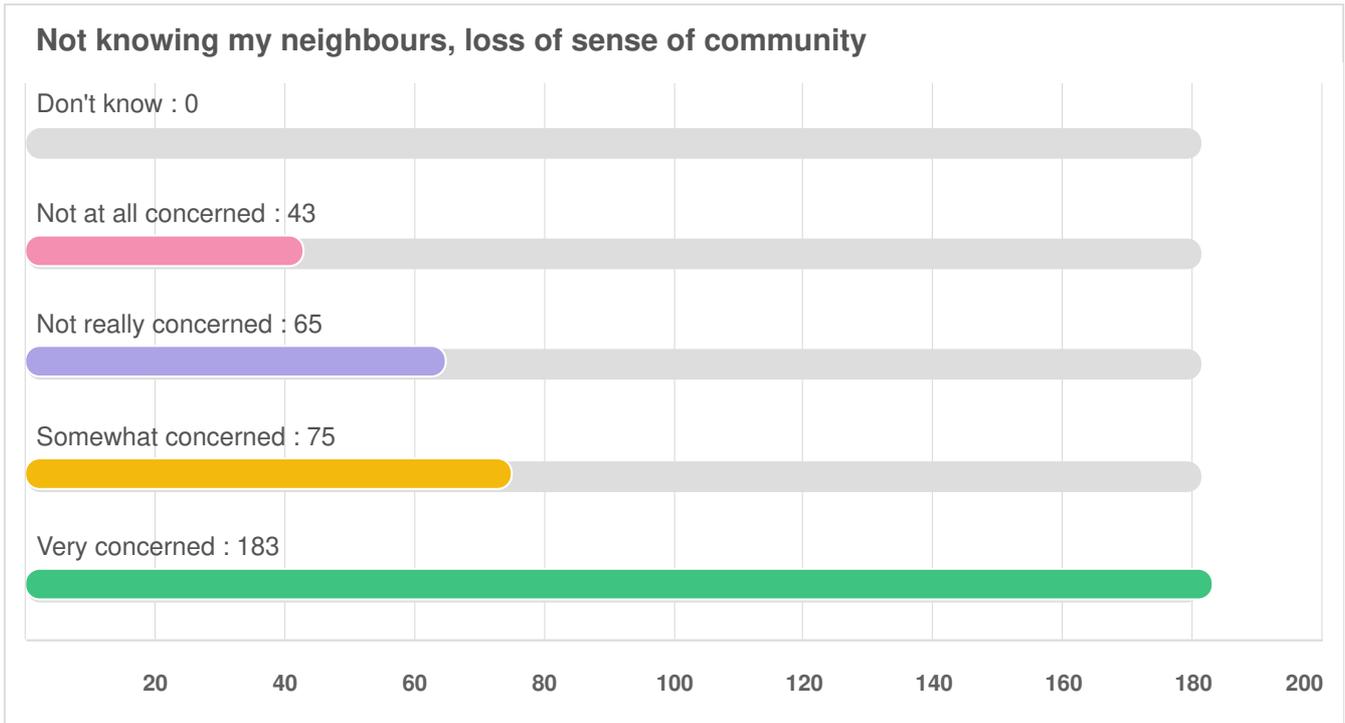


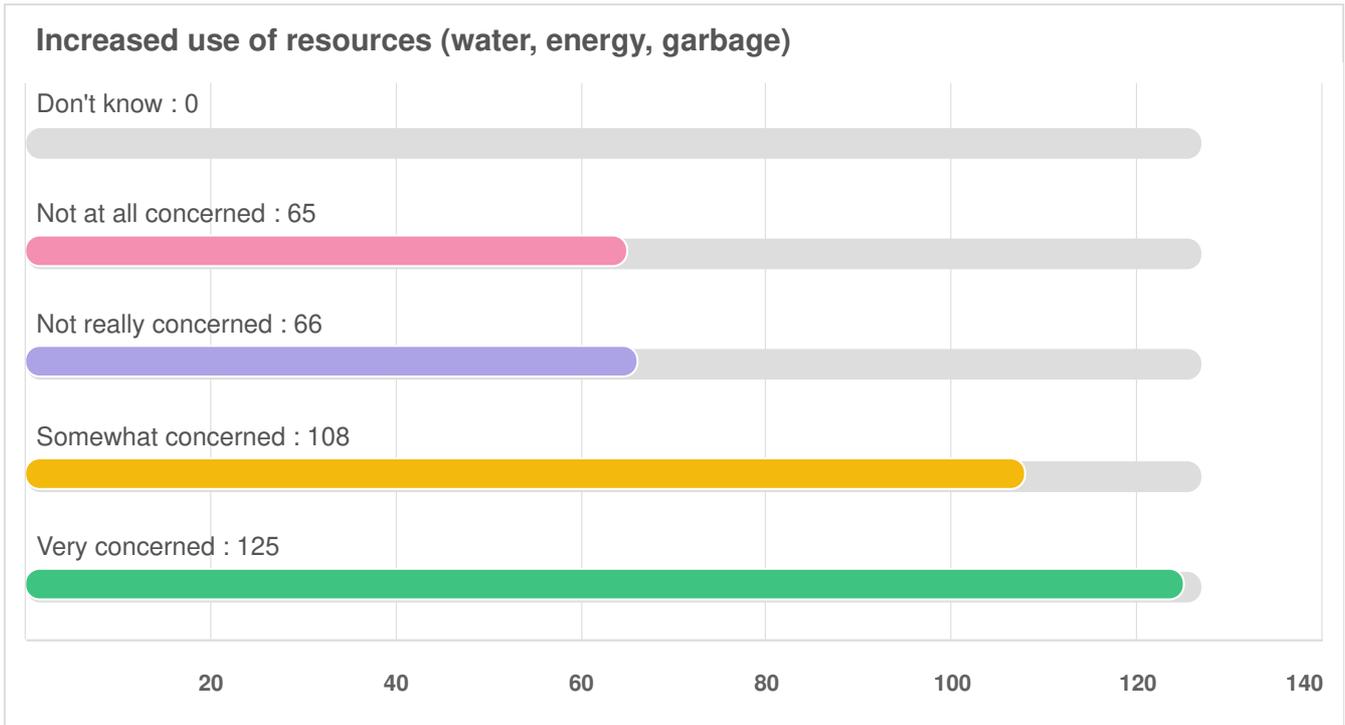


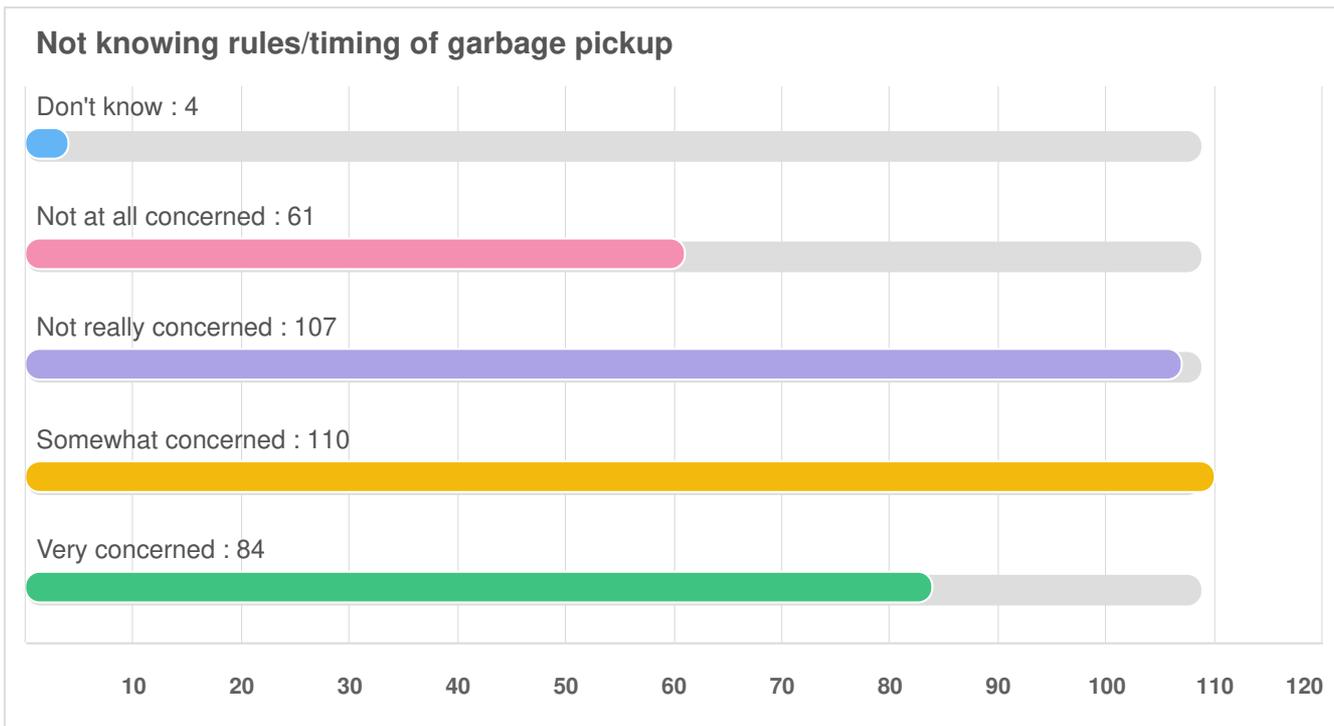




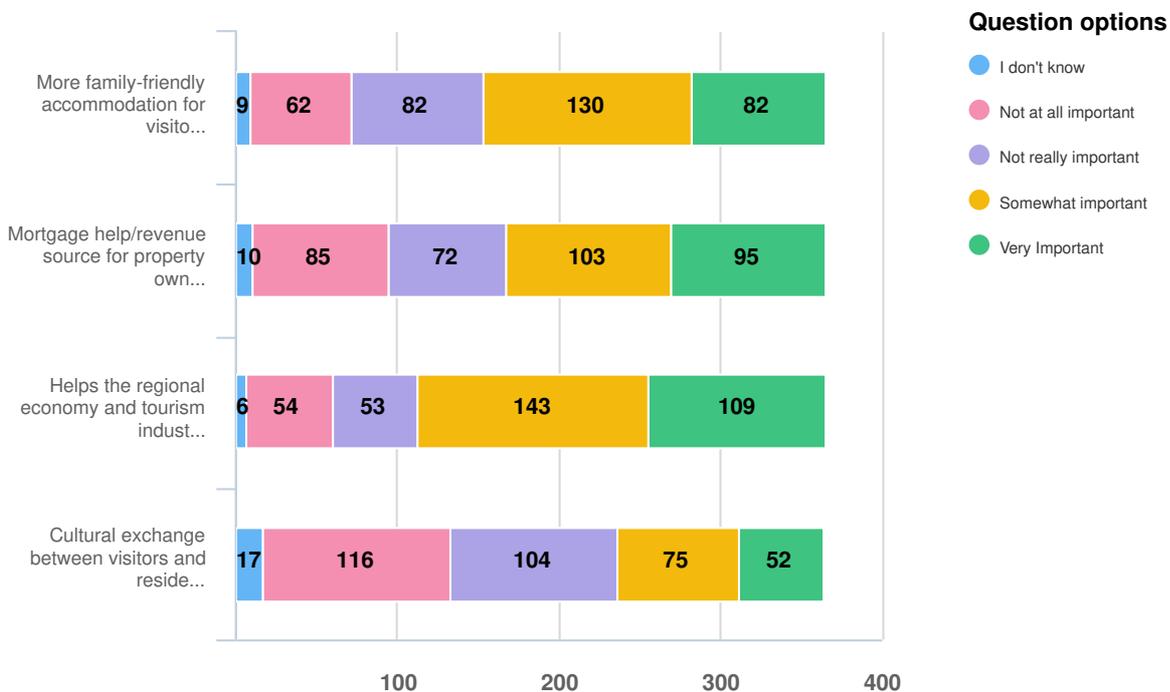






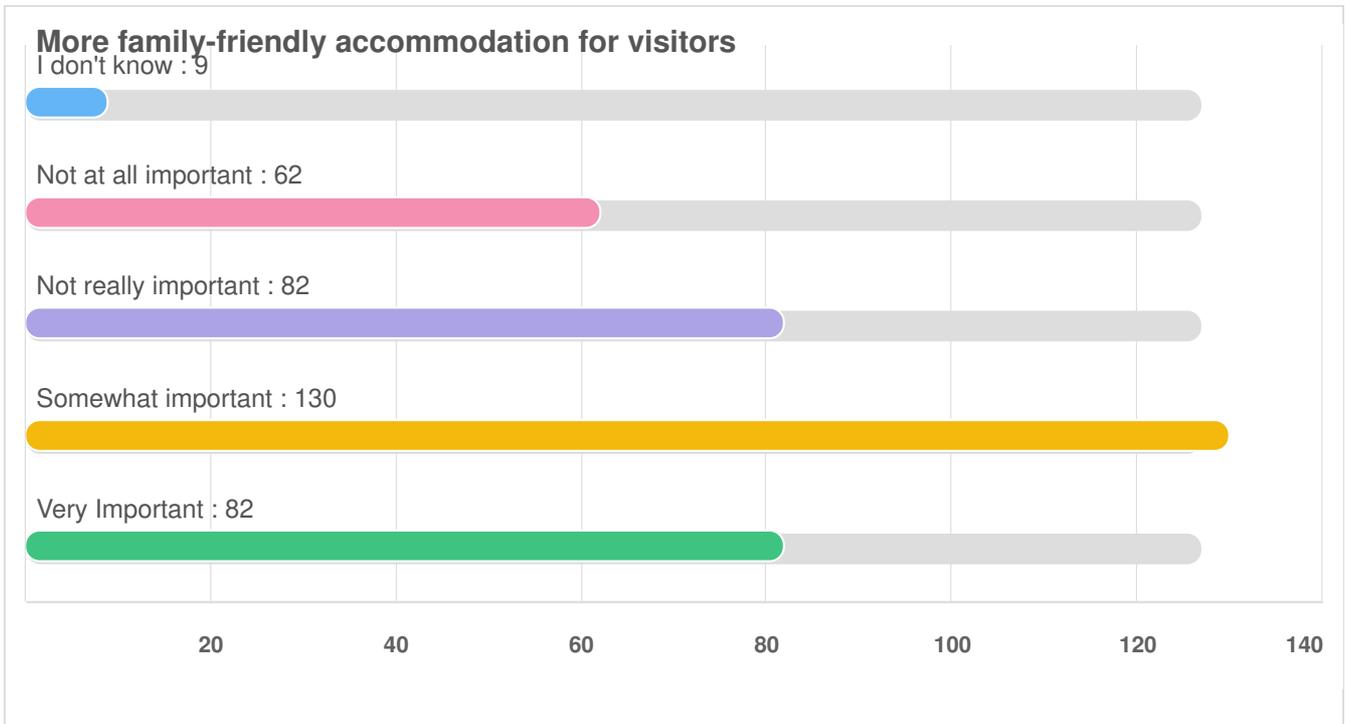


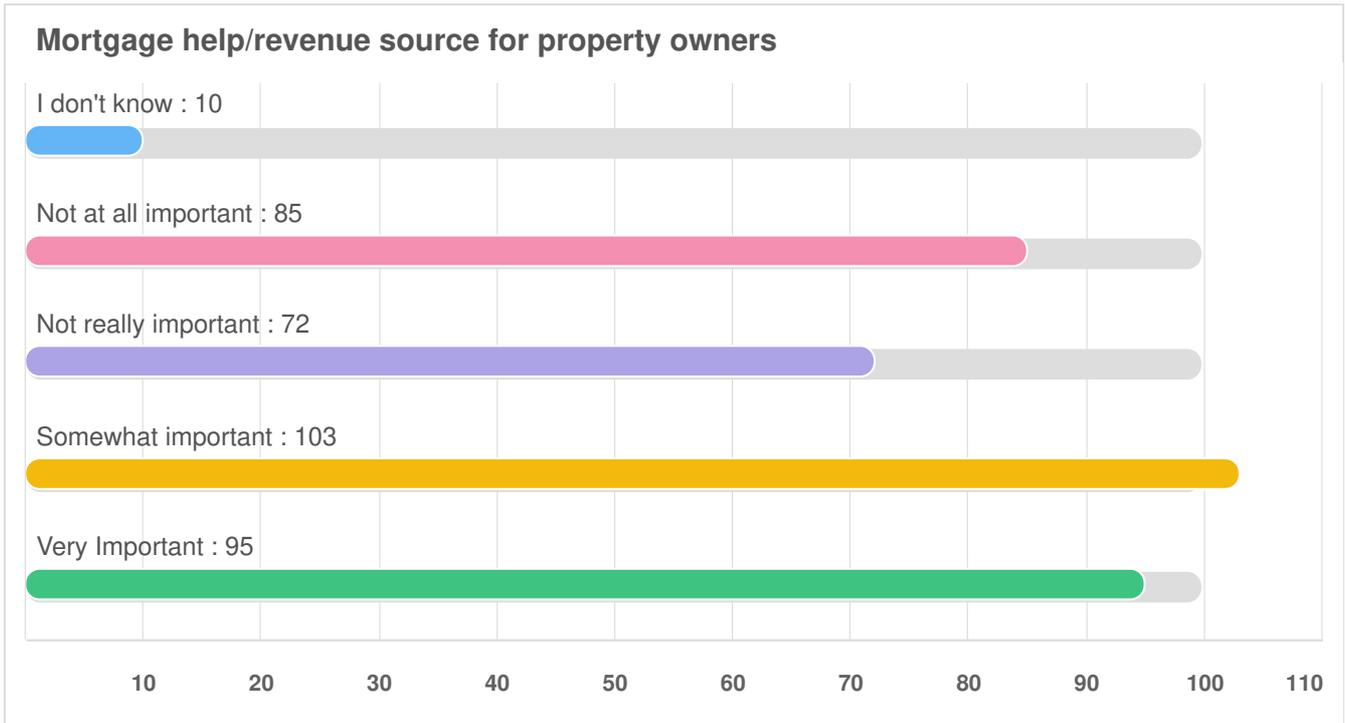
**Q6 From your perspective, please rate the importance of the following potential benefits of vacation rentals.**

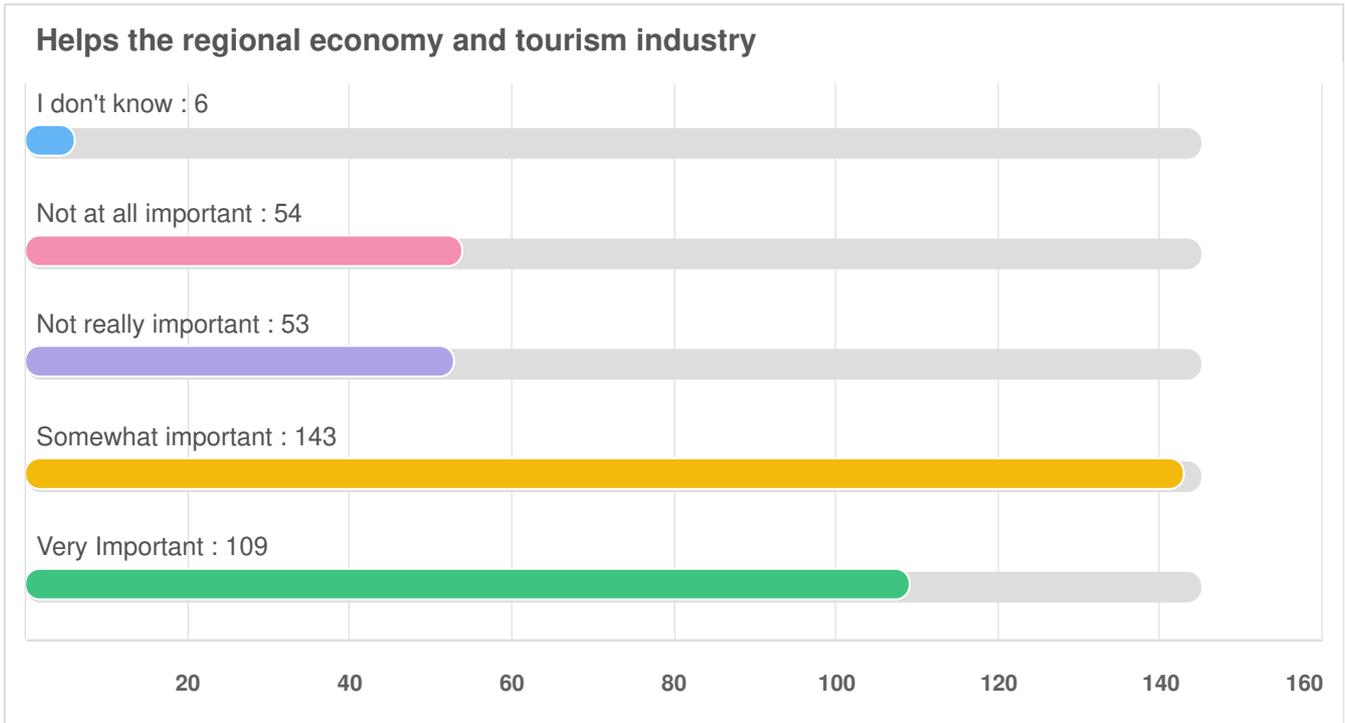


Optional question (366 response(s), 3 skipped)  
 Question type: Likert Question  
 Filtering by: In which electoral area are you a resident or property owner? E

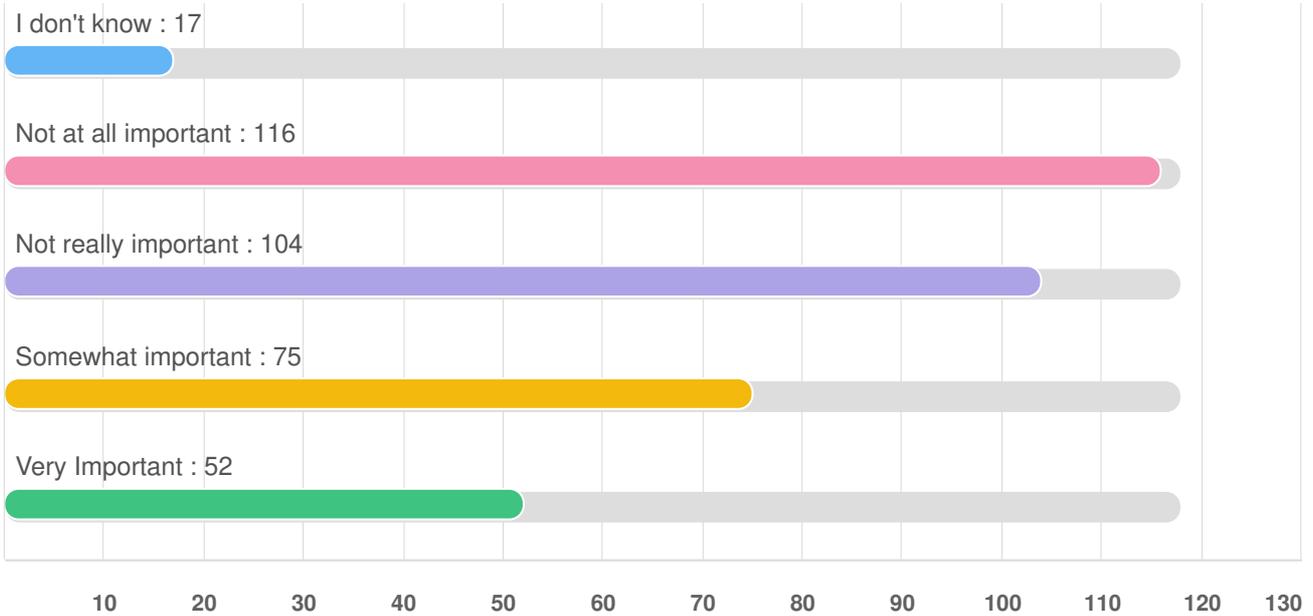
**Q6 | From your perspective, please rate the importance of the following potential benefits of vacation rentals.**



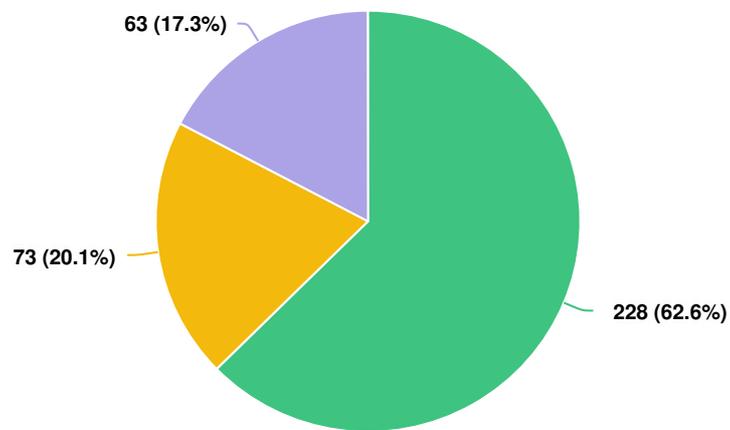




### Cultural exchange between visitors and residents



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



**Question options**

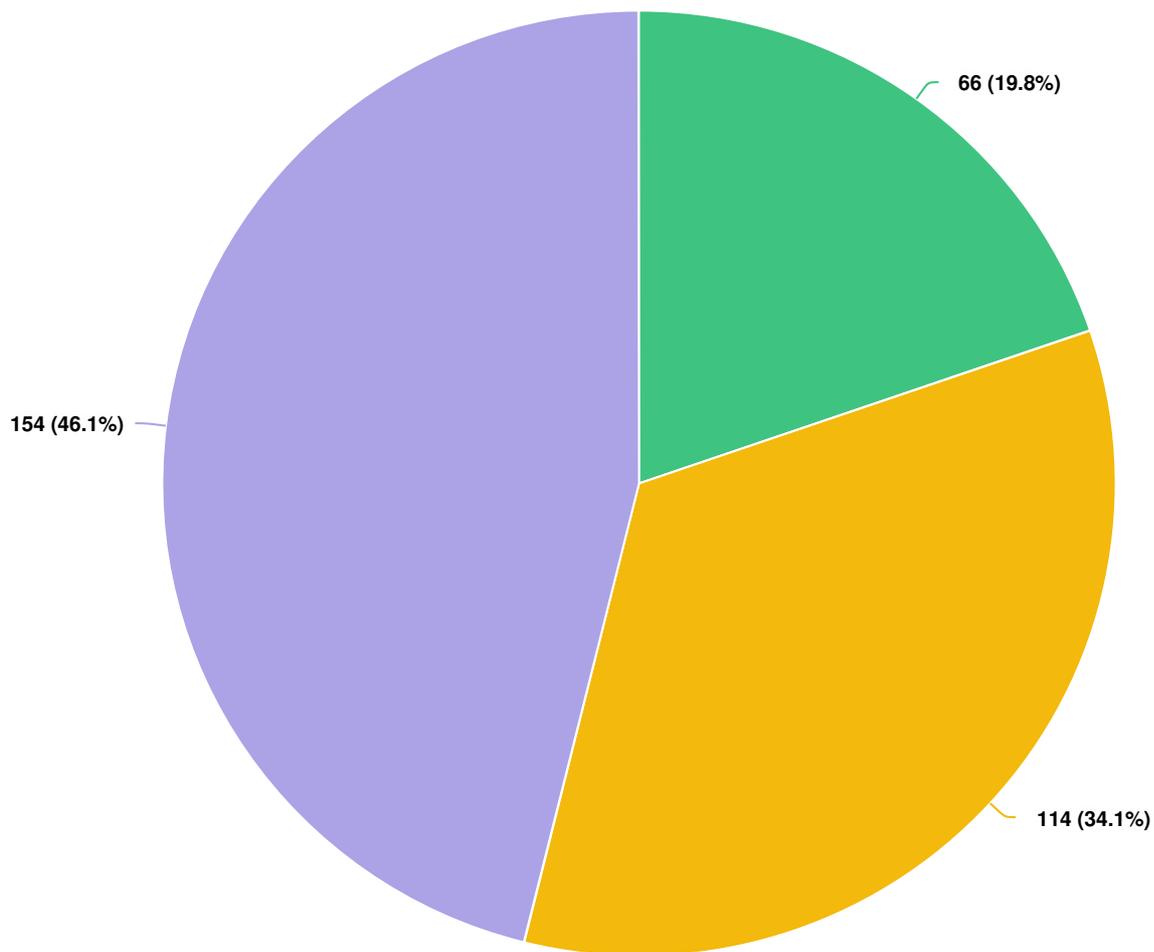
- Don't know
- No
- Yes

*Optional question (364 response(s), 5 skipped)*

*Question type: Dropdown Question*

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

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



**Question options**

- Don't know
- No
- Yes

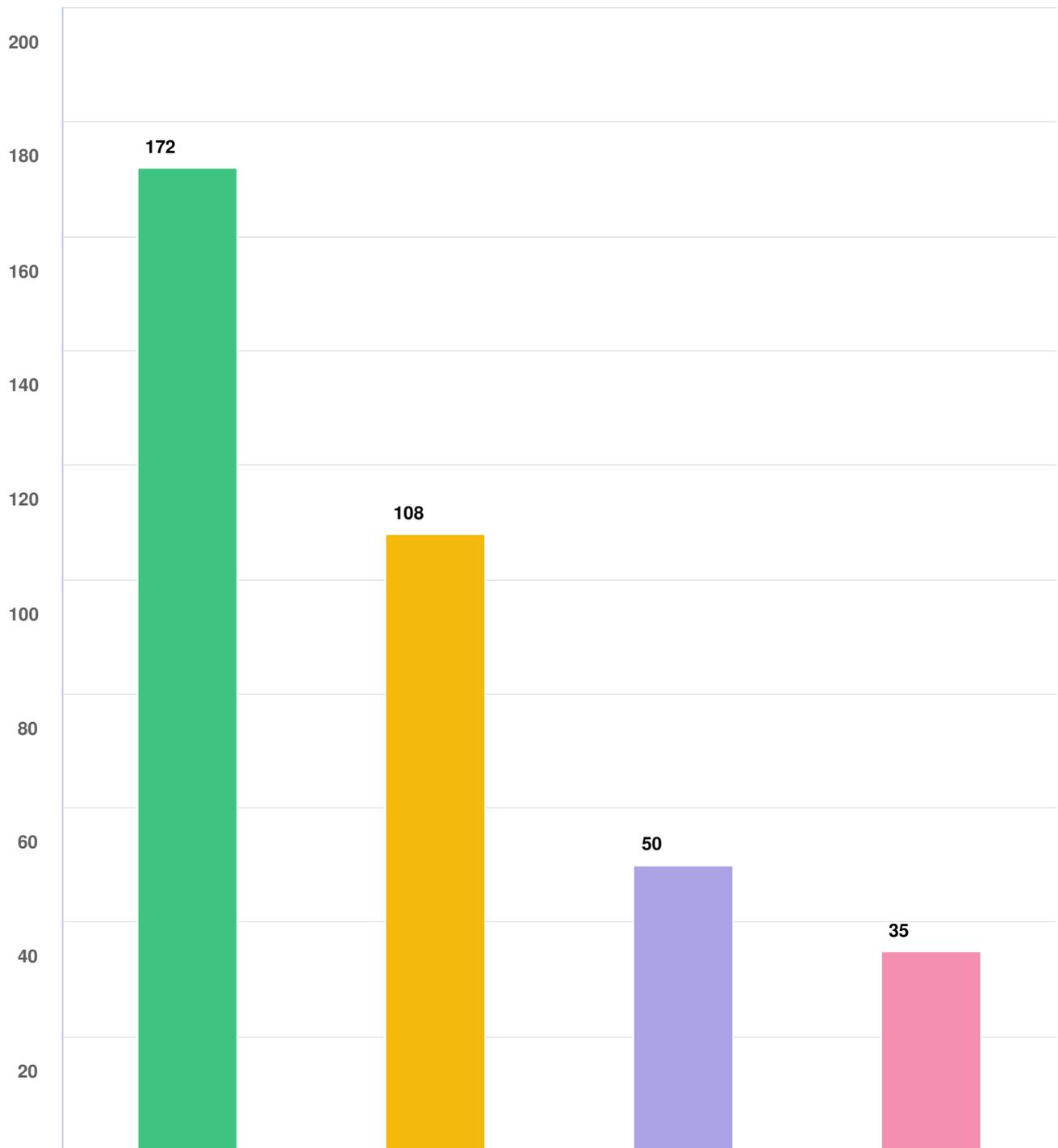
Optional question (334 response(s), 35 skipped)

Question type: Dropdown Question

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

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



**Question options**

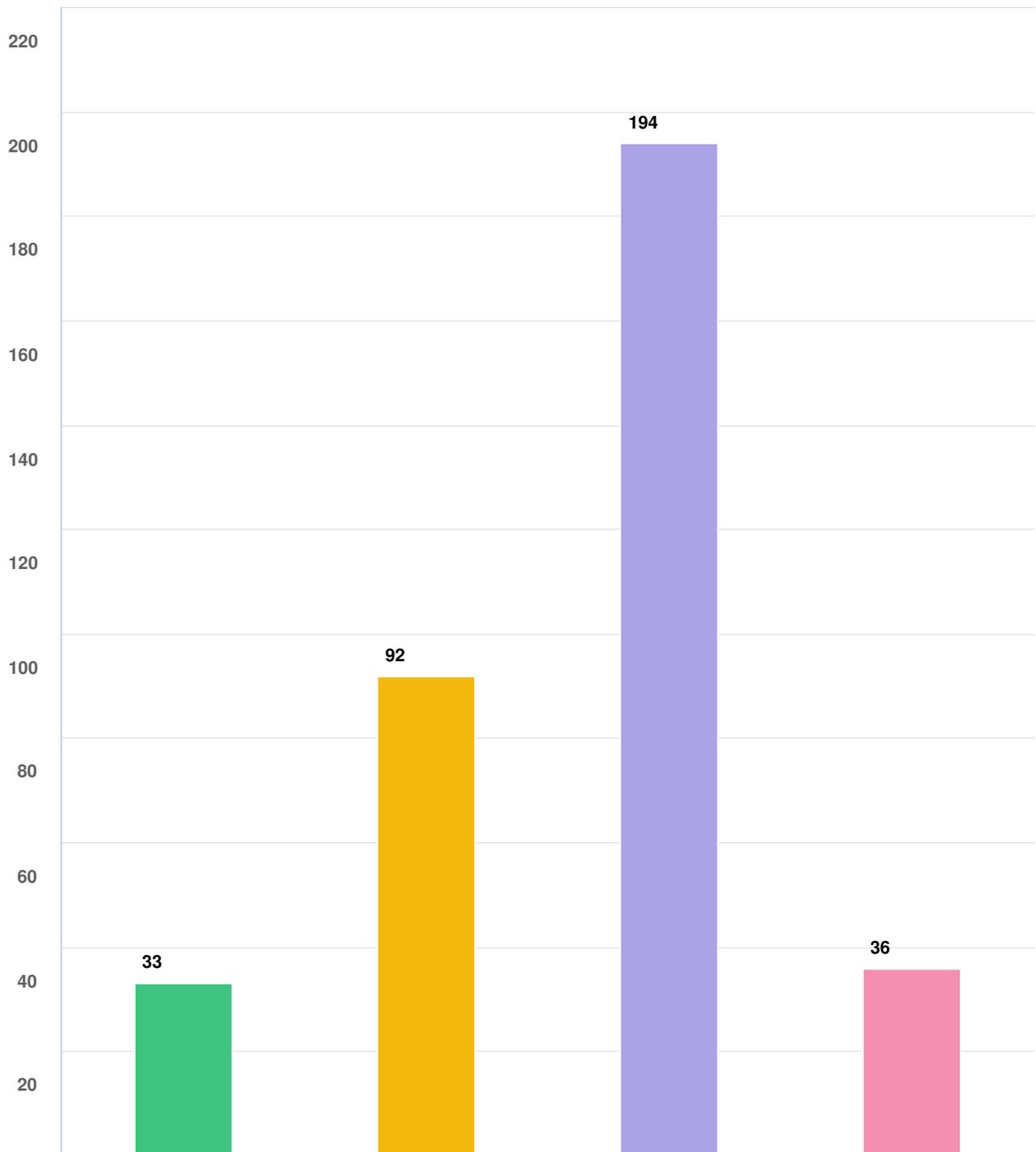
- Other (please describe):
- I am bothered regularly by a nearby vacation rental
- I have been occasionally bothered by a nearby vacation rental
- I haven't been bothered by nearby vacation rentals

Optional question (362 response(s), 7 skipped)

Question type: Checkbox Question

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

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



**Question options**

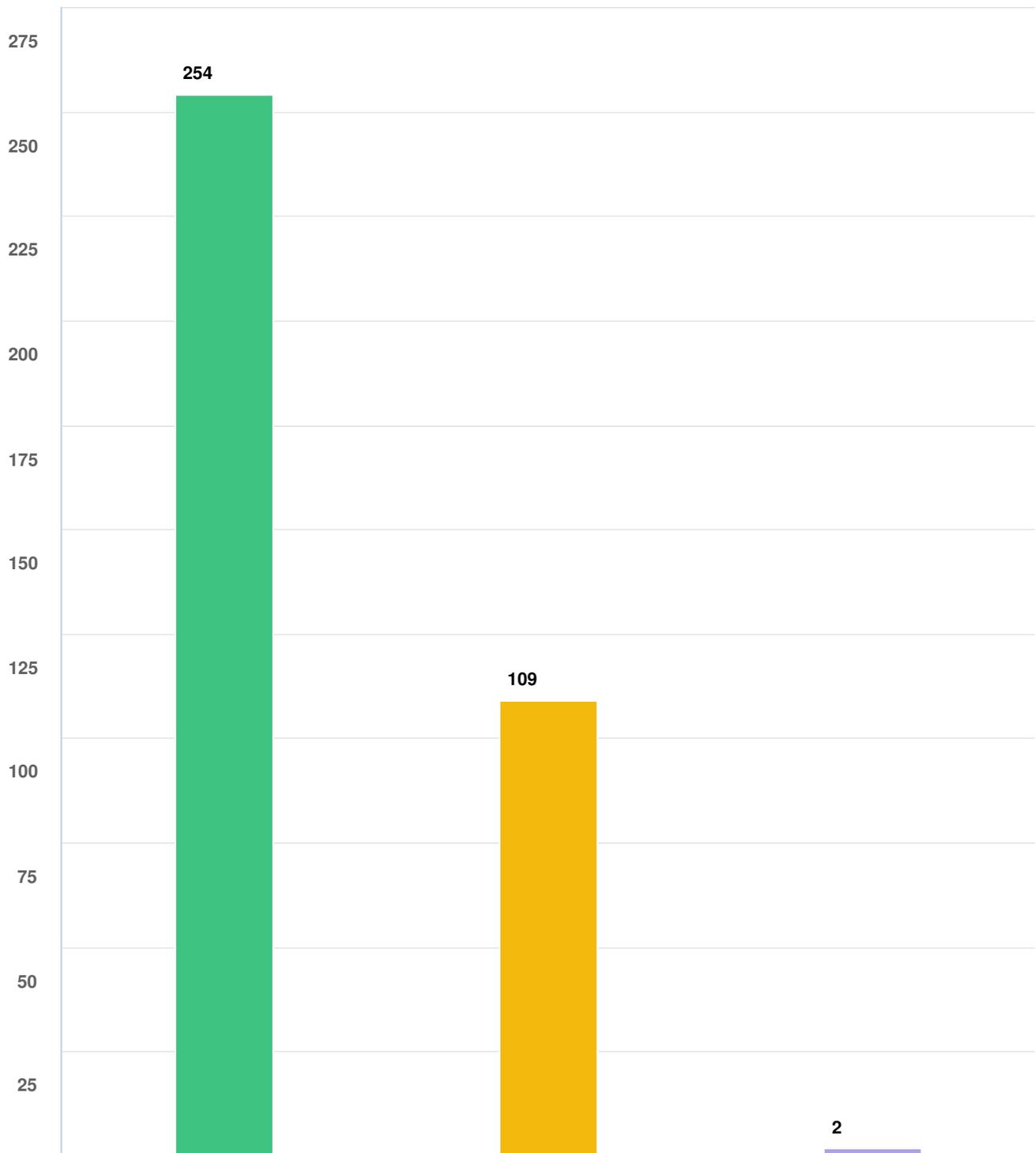
● Other (please specify)/comments: ● Not applicable ● No ● Yes

*Optional question (354 response(s), 15 skipped)*

*Question type: Checkbox Question*

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

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



**Question options**

- Don't know
- No
- Yes

*Optional question (365 response(s), 4 skipped)*

*Question type: Checkbox Question*

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

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

Screen Name Redacted  
1/11/2023 07:18 AM

Like the feeling of staying in a house vs hotel.

Screen Name Redacted  
1/11/2023 08:09 AM

Not enough hotels or camping in the okanagan the city's have let them turn into condos by the water

Screen Name Redacted  
1/11/2023 08:29 AM

Privacy, kitchen facilities, more space

Screen Name Redacted  
1/11/2023 08:40 AM

Privacy

Screen Name Redacted  
1/11/2023 09:24 AM

More space and feeling part of the community

Screen Name Redacted  
1/11/2023 09:34 AM

Privacy, amenities, location, room for family, pets.

Screen Name Redacted  
1/11/2023 11:02 AM

Long term 3 months in Mexico and wanted cooking facilities

Screen Name Redacted  
1/11/2023 11:25 AM

Better experience for my family

Screen Name Redacted  
1/11/2023 11:32 AM

Hotels are either really old in okanagan or way too expensive

Screen Name Redacted  
1/11/2023 11:47 AM

Was a tourist area and all properties were vacation rentals.

Screen Name Redacted  
1/11/2023 11:58 AM

More space for entire family.

Screen Name Redacted  
1/11/2023 12:16 PM

Lack of options as far alternative accommodations, or need to communally be social with a small group.

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Screen Name Redacted 1/11/2023 12:45 PM	the vacation rental was overseas, therefore answer above is not relevant to local standards. I have stayed a lot in B&B, Motels and Hotels in Canada
Screen Name Redacted 1/11/2023 12:59 PM	It was the only availability
Screen Name Redacted 1/11/2023 01:23 PM	Accommodation for multi-family and multi-generation traveling abroad
Screen Name Redacted 1/11/2023 01:34 PM	Space for family to stay together and extended stays.
Screen Name Redacted 1/11/2023 02:07 PM	To have a kitchen available
Screen Name Redacted 1/11/2023 04:01 PM	Only in Mexico. We like to have quiet private vacations
Screen Name Redacted 1/11/2023 05:53 PM	We stayed in a tourist zoned area with minimal long-term residents. I.e apex and big white.
Screen Name Redacted 1/11/2023 06:59 PM	Location and availability
Screen Name Redacted 1/11/2023 08:09 PM	Access to a kitchen, less institutional feel that a hotel has
Screen Name Redacted 1/11/2023 09:05 PM	More space, kitchen, local experience
Screen Name Redacted 1/11/2023 09:20 PM	Privacy in your own space with my family and young kids not sharing walls with anyone so if my kids are tired and making noise, makes life way easier as a parent. Also, safer with disease transmission as a hotel has so many common spaces to spare viruses and bacteria
Screen Name Redacted 1/11/2023 10:06 PM	It allowed my elderly mother to have a comfortable living space while I and other members of my family took in activities she could not share in. She had a livingroom and kitchen to use rather than sitting in a hotel room. It also allowed a nice space for family to visit with her. When traveling without my mother we stay in a hotel.

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Screen Name Redacted 1/11/2023 10:07 PM	Cost effective and availability. If hotels are full you look to vacation rental spots.
Screen Name Redacted 1/12/2023 12:13 AM	Having own cooking facilities as well as space and privacy.
Screen Name Redacted 1/12/2023 12:30 AM	More space, located in the community and more affordable
Screen Name Redacted 1/12/2023 06:44 AM	More homey and spacious, better amenities. Usually nicer accommodation for similar price point as good hotels.
Screen Name Redacted 1/12/2023 07:30 AM	Added space available
Screen Name Redacted 1/12/2023 07:41 AM	availability
Screen Name Redacted 1/12/2023 08:21 AM	Immersion in community. Meeting locals.
Screen Name Redacted 1/12/2023 08:58 AM	Ambiance of the area; semi-rural area (Tuscany); convenience of the urban location (Rome, Amsterdam), London and Sorrento) to amenities and attractions.
Screen Name Redacted 1/12/2023 10:23 AM	More amenities better way to see and experience an area better overall travel experience repeat visitor and enjoyed going back to the same place year after year
Screen Name Redacted 1/12/2023 11:40 AM	Cook our own meals.
Screen Name Redacted 1/12/2023 12:26 PM	More options, meeting local owners as well as getting their knowledge about the area. The flexibility of cooking and saving on vacation costs
Screen Name Redacted 1/12/2023 12:26 PM	Size of accomodation. Ability to make our own food. Supporting local owners.

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Screen Name Redacted 1/12/2023 12:50 PM	travelling with pet
Screen Name Redacted 1/12/2023 01:34 PM	Availability on short notice- would have preferred hotel
Screen Name Redacted 1/12/2023 01:30 PM	Availability. Affordability
Screen Name Redacted 1/12/2023 01:46 PM	Proximity to a relatives home.
Screen Name Redacted 1/12/2023 02:39 PM	Facilities and privacy- each time was at a large property with no neighbors.
Screen Name Redacted 1/12/2023 03:06 PM	Privacy
Screen Name Redacted 1/12/2023 03:36 PM	Convenient, larger, quieter space, privacy, pool.
Screen Name Redacted 1/12/2023 03:55 PM	Needed a kitchen, teavelled with extended family
Screen Name Redacted 1/12/2023 07:10 PM	Nothing else available
Screen Name Redacted 1/12/2023 07:19 PM	Remote area with no hotel.
Screen Name Redacted 1/12/2023 07:25 PM	Did not know of other options
Screen Name Redacted 1/12/2023 07:48 PM	More affordable.
Screen Name Redacted 1/12/2023 08:06 PM	Yes
Screen Name Redacted	Amenities, Price

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1/12/2023 10:13 PM

Screen Name Redacted

Location

1/13/2023 08:05 AM

Screen Name Redacted

isolated area with only vacation rentals available (rural Hornby Island)

1/13/2023 09:23 AM

Screen Name Redacted

More space, able to make better family memories, get in touch with the community

1/13/2023 01:28 PM

Screen Name Redacted

Value, better local experience

1/13/2023 02:09 PM

Screen Name Redacted

Economic, locations, privacy

1/13/2023 07:41 PM

Screen Name Redacted

Location, cost, availability

1/13/2023 03:19 PM

Screen Name Redacted

Price point, sense of community, felt more like a home and not a hotel, longer term availability.

1/13/2023 03:32 PM

Screen Name Redacted

Location

1/13/2023 04:37 PM

Screen Name Redacted

Too many to list

1/13/2023 06:44 PM

Screen Name Redacted

Less expensive than traditional accommodations

1/14/2023 07:50 AM

Screen Name Redacted

I travelled for work and was away lots. It was more affordable and homey

1/14/2023 08:44 AM

Screen Name Redacted

Privacy

1/14/2023 09:34 AM

Screen Name Redacted

The vacation rentals were condos in Maui, not in SFDs in residential neighbourhoods. It was nice to have our own little kitchen.

1/14/2023 01:52 PM

Screen Name Redacted  
1/14/2023 03:19 PM

most motels in all cities are being used to house homeless and drug addicted people

Screen Name Redacted  
1/14/2023 04:18 PM

Privacy and ability to cook own meals and have larger family vacations

Screen Name Redacted  
1/14/2023 04:57 PM

Better for long term holidays

Screen Name Redacted  
1/15/2023 11:56 AM

Have stayed at Airbnbs. Find more options and ease of coming and going. More space than a hotel.

Screen Name Redacted  
1/15/2023 04:25 PM

Better rxperience

Screen Name Redacted  
1/15/2023 05:56 PM

Privacy, freedom to live as you do at home, personal choice. Bed and breakfasts are typically more social in my experience.. air b and b gives you the ability to enjoy the comforts of home on a vacation.

Screen Name Redacted  
1/16/2023 08:32 AM

availability for places that accept pets

Screen Name Redacted  
1/16/2023 12:27 PM

Long term stay while living in the community.

Screen Name Redacted  
1/16/2023 03:03 PM

Pets, kitchen facilities, more space

Screen Name Redacted  
1/16/2023 01:32 PM

It was available

Screen Name Redacted  
1/16/2023 01:33 PM

Location & cost

Screen Name Redacted  
1/16/2023 01:51 PM

Experience to meet owners and get owners recommendations. Also feels liek a home not a hotel room.

Screen Name Redacted

Privacy to enjoy our holiday. I would not stay in a B&B and

1/16/2023 05:48 PM

definitely not a motel.

Screen Name Redacted

1/16/2023 07:13 PM

Privacy, way more space, more bang for your buck, way better provision of things needed for family vacation.

Screen Name Redacted

1/16/2023 08:37 PM

There were no other options. We wanted a kitchen

Screen Name Redacted

1/17/2023 12:50 PM

I wanted to experience the unique environment that a BnB offers, I dont like load parties and excessive drinking parties that exist in Penticton. There is just no other alternative that meets my needs. I have never had a problem period with BnB.

Screen Name Redacted

1/17/2023 01:33 PM

More casual atmosphere and ability to cook and bbq, waterfront and more affordable with another couple.

Screen Name Redacted

1/17/2023 03:53 PM

Better value

Screen Name Redacted

1/17/2023 04:08 PM

Cultural experience,

Screen Name Redacted

1/17/2023 08:49 PM

I prefer B & B's but have stayed in a vacation rental when no B & B was available

Screen Name Redacted

1/17/2023 10:30 PM

More reasonable cost and proximity to people we were visiting.

Screen Name Redacted

1/18/2023 03:58 AM

Ability to use cooking facilities and more cost effective

Screen Name Redacted

1/18/2023 02:15 PM

Community feel.

Screen Name Redacted

1/18/2023 02:32 PM

more space for family

Screen Name Redacted

1/18/2023 04:00 PM

More relaxing and cheaper

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Screen Name Redacted 1/18/2023 05:14 PM	Hotels fully booked
Screen Name Redacted 1/18/2023 07:43 PM	Better quality, better price
Screen Name Redacted 1/19/2023 07:49 AM	Privacy - a b&#amp;b is like living in someone's house. The owner is always there. Availability - there is not enough hotels and b&#amp;b in the area Comfort of stay - having a vacation rental is like having your own house while on vacation. Hotels and b&#amp;b cannot provide this. If suitable vacation rentals are not available in an area, I go to a different area that has them.
Screen Name Redacted 1/19/2023 08:07 AM	to be away from hotels as they are always soo dirty and full of people. having a kitchen to cook our own food is nice also.
Screen Name Redacted 1/19/2023 08:13 AM	Proximité, option to cook
Screen Name Redacted 1/19/2023 09:51 AM	Affordable and location
Screen Name Redacted 1/19/2023 10:32 AM	I have only stayed in ones where the owner is present or the entire building is vacation rental.
Screen Name Redacted 1/19/2023 12:49 PM	Full kitchen
Screen Name Redacted 1/19/2023 02:45 PM	Cheaper and better location and do not like hotels. Motels are okay.
Screen Name Redacted 1/19/2023 03:49 PM	Great location. Great price. Among the locals.
Screen Name Redacted 1/19/2023 04:01 PM	Ability to cook
Screen Name Redacted 1/19/2023 08:03 PM	Can cook my own meals

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Screen Name Redacted 1/19/2023 08:16 PM	Close to amenities
Screen Name Redacted 1/19/2023 08:45 PM	It was two couples travelling and we preferred a full house instead of hotel room and was more economical and location was great
Screen Name Redacted 1/19/2023 09:45 PM	More secluded settings available with independent living scenarios
Screen Name Redacted 1/19/2023 10:57 PM	Amenities, ease of booking platforms, reviews
Screen Name Redacted 1/19/2023 10:58 PM	Larger, private space to accommodate my family with kitchen and laundry at a reasonable rate.
Screen Name Redacted 1/20/2023 02:22 PM	Cost
Screen Name Redacted 1/20/2023 04:47 PM	It depends on the vacation - have also stayed in B&Bs.
Screen Name Redacted 1/20/2023 09:51 PM	Met our desire for independence.
Screen Name Redacted 1/21/2023 10:44 AM	Staying in a home is more comfortable then in a hotel and motel. Often times more cheaper as you can share costs with another family or grandparents
Screen Name Redacted 1/21/2023 12:13 PM	More space. Kitchen. Laundry.
Screen Name Redacted 1/21/2023 01:08 PM	More location options.
Screen Name Redacted 1/21/2023 01:08 PM	Kitchen, homey feel
Screen Name Redacted 1/21/2023 01:08 PM	We are a family of 5. Hotels are not adequate options.

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Screen Name Redacted 1/21/2023 01:39 PM	In order to cook my own food and live more like a local.
Screen Name Redacted 1/21/2023 01:37 PM	Went with family group
Screen Name Redacted 1/21/2023 01:42 PM	Different experience
Screen Name Redacted 1/21/2023 02:38 PM	Less expensive
Screen Name Redacted 1/21/2023 05:10 PM	Price and flexibility
Screen Name Redacted 1/21/2023 07:25 PM	More comfortable for a family and better for stay longer than a couple days
Screen Name Redacted 1/21/2023 09:26 PM	To stay in a residential neighbourhood Help homeowner get income
Screen Name Redacted 1/22/2023 08:07 AM	Common in Europe rather than a hotel
Screen Name Redacted 1/22/2023 11:24 AM	Privacy and sometime availability
Screen Name Redacted 1/22/2023 12:31 PM	I did not choose - stayed with cousins who organized accomodation.
Screen Name Redacted 1/22/2023 05:36 PM	Mainly depended on availability and length of stay. For > 2 nights it is nice to have cooking facilities to eat st home.
Screen Name Redacted 1/22/2023 08:33 PM	Better family set up then hotel
Screen Name Redacted 1/23/2023 08:33 PM	It was the only option.
Screen Name Redacted 1/24/2023 09:03 AM	Small communities have limited options.

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Screen Name Redacted 1/24/2023 11:06 AM	No hotels or motels close to town we were visiting
Screen Name Redacted 1/24/2023 12:12 PM	we wanted to have an experience staying at a rural farm home
Screen Name Redacted 1/24/2023 04:19 PM	Three families staying under one roof for better affordability in Hawaii.
Screen Name Redacted 1/25/2023 05:08 PM	Access to cooking facilities
Screen Name Redacted 1/25/2023 07:28 PM	No hotels available.
Screen Name Redacted 1/25/2023 09:06 PM	More space, including the use of a kitchen, for a better price.
Screen Name Redacted 1/26/2023 08:49 AM	wanted a kitchen; larger group
Screen Name Redacted 1/26/2023 12:02 PM	Less expensive
Screen Name Redacted 1/26/2023 04:28 PM	It provided more space and sense of "home" instead of a motel / hotel / B&B
Screen Name Redacted 1/26/2023 02:11 PM	Use of the whole house was amazing, kept our group together.
Screen Name Redacted 1/26/2023 05:15 PM	They offer more flexibility and perks for individuals staying there. But now understanding how it can affect a community, Airbnbs should not come before the residents of the community.
Screen Name Redacted 1/26/2023 06:16 PM	Convenience and familiarity with the platform being used by the vacation rental host
Screen Name Redacted 1/26/2023 08:48 PM	To be able to have a full kitchen and cook meals while traveling and/or if it's cheaper

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Screen Name Redacted 1/26/2023 08:57 PM	No alternative accommodation
Screen Name Redacted 1/27/2023 09:59 AM	I went to Vancouver and couldn't get a room under \$200/night. I rented the basement suit for \$120/night while family lived upstairs in Port Coquitlam. Where I live in Naramata, people come to get away from the city, it's garbage and it's attitudes, while bringing it here with them.
Screen Name Redacted 1/28/2023 07:18 AM	Access to a kitchen
Screen Name Redacted 1/28/2023 11:20 AM	privacy - had exclusive use of the facility
Screen Name Redacted 1/28/2023 02:21 PM	Have stayed in condominium apartments in Mexico - bed & breakfast not an option, and hotels are generally much larger, more crowded and don't have a kitchen.
Screen Name Redacted 1/28/2023 08:27 PM	Cooking facilities
Screen Name Redacted 1/28/2023 11:56 PM	More economical with family
Screen Name Redacted 1/29/2023 11:40 AM	Family friendly, learn more about the area, cooking facilities
Screen Name Redacted 1/30/2023 09:04 PM	I like the privacy of staying in a stand alone property.
Screen Name Redacted 1/31/2023 09:09 AM	Availability and because of having a látete family group
Screen Name Redacted 1/31/2023 11:34 AM	Cheaper than hotel and had kitchen to prepare meals to save money on eating out.
Screen Name Redacted 1/31/2023 10:52 AM	Needed more space for family friends

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Screen Name Redacted

1/31/2023 10:58 AM

There was no hotel in area and vacation rental was temporary homeowner lived there rest of year so rented it out while they were on vacation as well.

Screen Name Redacted

1/31/2023 11:44 AM

This type of accomodation often suits my family better than a hotel. It allows us to cook, to be comfortable together in a full house/ suite (rather than separate rooms), and it's nice to be in quiet neighborhoods rather than busy downtown areas. There are great benefits to staying in vacation rentals, and I believe we should have them, but I also believe there needs to be much more control on who rents their houses this way. And I think that owners should have to pay a lot for their short-term profit; it shouldn't be a way to pay their mortgage for a house that sits empty for 8 months of the year. These individuals and houses are not contributing to the community or the local economy over the long haul.

Screen Name Redacted

1/31/2023 11:23 AM

It was across the street from wedding. Location

Screen Name Redacted

1/31/2023 11:41 AM

Availability

Screen Name Redacted

1/31/2023 01:48 PM

cost less than hotel and provided more privacy for working

Screen Name Redacted

1/31/2023 02:34 PM

Only option

Screen Name Redacted

1/31/2023 03:33 PM

Number of bedrooms

Screen Name Redacted

1/31/2023 07:03 PM

More room and comfort. Much more personal experience and makes you feel more like a local.

Screen Name Redacted

1/31/2023 07:35 PM

Location, cook meals, experience

Screen Name Redacted

1/31/2023 08:16 PM

Large family

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Screen Name Redacted 2/01/2023 01:00 AM	Because the level of amenity/location/price was better. Easy to book. More of an interesting experience to travel to a different place/culture and stay in a home with character, in a neighborhood off the beaten path.
Screen Name Redacted 2/01/2023 12:51 AM	Get to stay in a community instead of square boxed hotel room.
Screen Name Redacted 2/01/2023 11:30 AM	No other options
Screen Name Redacted 2/01/2023 11:33 AM	Hotels too expensive
Screen Name Redacted 2/01/2023 11:33 AM	Cost and convenience
Screen Name Redacted 2/01/2023 11:48 AM	Greater autonomy, cheaper price.
Screen Name Redacted 2/01/2023 11:36 AM	Can accommodate more persons than a single hotel room, cooking facilities more enjoyable vacation
Screen Name Redacted 2/01/2023 11:37 AM	more comfortable, use of a kitchen, not a hotel setting
Screen Name Redacted 2/01/2023 11:43 AM	More privacy, use of a kitchen to cook meals, laundry available etc
Screen Name Redacted 2/01/2023 11:40 AM	More convenient, better accommodations, good for families
Screen Name Redacted 2/01/2023 11:41 AM	Better experience than a hotel. Host was fantastic with ideas of what to do and insight to the area.
Screen Name Redacted 2/01/2023 11:44 AM	trip with family so we could all stay together - more beds
Screen Name Redacted 2/01/2023 11:43 AM	cheaper and more private, more convenient location

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Screen Name Redacted 2/01/2023 11:48 AM	Privacy, comfort, convenience
Screen Name Redacted 2/01/2023 11:59 AM	Cost, more convenient location.
Screen Name Redacted 2/01/2023 12:00 PM	We needed a big house for the whole family in a ski area that permitted a dog. It was a wilderness place and not in a neighborhood.
Screen Name Redacted 2/01/2023 11:53 AM	Freedom
Screen Name Redacted 2/01/2023 11:58 AM	In Hawaii we stayed at condo that regularly has vacation rentals managed by professionals
Screen Name Redacted 2/01/2023 11:53 AM	More space than a hotel.
Screen Name Redacted 2/01/2023 11:59 AM	Location
Screen Name Redacted 2/01/2023 12:06 PM	We were staying for a 6-8 week period of time each time we used them. For shorter stays we stayed in hotels or Time Shares
Screen Name Redacted 2/01/2023 12:13 PM	More homey and in a better neighborhood
Screen Name Redacted 2/01/2023 12:11 PM	Unique
Screen Name Redacted 2/01/2023 12:12 PM	No hotel rooms available, wanted to stay in a home
Screen Name Redacted 2/01/2023 12:20 PM	location, affordability and amenities.
Screen Name Redacted 2/01/2023 12:29 PM	More space and cooking options

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Screen Name Redacted 2/01/2023 12:36 PM	Cost and location
Screen Name Redacted 2/01/2023 12:49 PM	Access to full kitchen so I can cook and not rely on restaurants for all my food. More homey atmosphere. Increased privacy.
Screen Name Redacted 2/01/2023 12:51 PM	Price and accommodations
Screen Name Redacted 2/01/2023 12:58 PM	More space, kitchen less costly
Screen Name Redacted 2/01/2023 01:23 PM	It was closer to the event we were attending than a hotel
Screen Name Redacted 2/01/2023 01:07 PM	Location
Screen Name Redacted 2/01/2023 01:21 PM	Size of our group, value for product delivered
Screen Name Redacted 2/01/2023 01:31 PM	better for family stays. Larger. More freedom better cooking facilities
Screen Name Redacted 2/01/2023 02:18 PM	Location and availability
Screen Name Redacted 2/01/2023 02:42 PM	No hotels
Screen Name Redacted 2/01/2023 02:43 PM	lower cost, more bedrooms, and better amenities (fully stocked kitchen)
Screen Name Redacted 2/01/2023 03:08 PM	My girlfriend made the plans. It was in Milan Italy and I'd have preferred to stay in a hotel.
Screen Name Redacted 2/01/2023 04:51 PM	Yes
Screen Name Redacted	Convenience and cheaper

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2/01/2023 07:26 PM

Screen Name Redacted

2/01/2023 11:19 PM

Area where there were few hotels and we wanted to stay together as a family.

Screen Name Redacted

2/02/2023 12:08 AM

Non commercialized with local knowledge

Screen Name Redacted

2/02/2023 04:58 AM

More space and privacy

Screen Name Redacted

2/02/2023 09:23 AM

We had our dog

Screen Name Redacted

2/02/2023 09:51 AM

Availability

Screen Name Redacted

2/02/2023 10:35 AM

Can more affordably accommodate families

Screen Name Redacted

2/02/2023 11:01 AM

Flexibility and proximity to ocean

Screen Name Redacted

2/02/2023 11:21 AM

More comfortable, provides cooking at home, dog friendly, Neighbourhood versus downtown hotel, good value, variety of types of accommodation and privacy

Screen Name Redacted

2/02/2023 11:32 AM

MORE LIKE MY HOUSE

Screen Name Redacted

2/02/2023 12:36 PM

To truly sample and experience the local flavour of an area.

Screen Name Redacted

2/02/2023 02:15 PM

Kitchen facilities

Screen Name Redacted

2/02/2023 04:44 PM

location and amenities

Screen Name Redacted

2/02/2023 09:48 PM

Price

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Screen Name Redacted 2/03/2023 09:58 AM	More options, more of a community feel, fits better with my young family as we like to cook for our children instead of eating at a hotel restaurant for 3 meals a day.
Screen Name Redacted 2/03/2023 10:23 AM	more space, and more homelike, so we could cook and do laundry
Screen Name Redacted 2/03/2023 03:42 PM	More personal and private setting
Screen Name Redacted 2/03/2023 08:58 PM	kitchen
Screen Name Redacted 2/04/2023 07:47 AM	Location and privacy
Screen Name Redacted 2/04/2023 08:04 AM	Only option
Screen Name Redacted 2/04/2023 09:44 AM	Larger and more family friendly and better location
Screen Name Redacted 2/04/2023 10:13 AM	Larger accommodation and better for family.
Screen Name Redacted 2/04/2023 11:05 AM	It was close to where I needed to be.
Screen Name Redacted 2/04/2023 05:42 PM	More space, kitchen facilities
Screen Name Redacted 2/04/2023 07:39 PM	Better accommodations better pricing can bring the family and stay together
Screen Name Redacted 2/05/2023 11:57 AM	longish-term (3 weeks) condo rental in Yaletown, Vancouver. more affordable than a hotel and suitable because we didn't need hotel amenities. Would have stayed in a B&B if one had been available in the area we wished to stay.

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Screen Name Redacted 2/05/2023 08:54 PM	Larger, cheaper on a per person basis, and had full kitchen
Screen Name Redacted 2/06/2023 07:27 AM	Ability to prepare meals and relax in a larger accomodation.
Screen Name Redacted 2/06/2023 09:35 AM	price and more like a home
Screen Name Redacted 2/06/2023 10:25 AM	Because I wanted to.
Screen Name Redacted 2/06/2023 10:26 AM	I like it.
Screen Name Redacted 2/06/2023 01:56 PM	More conveniences
Screen Name Redacted 2/07/2023 10:37 AM	We have a family with children and it is nice to have a house to stay in where you can cook, clean clothes, and have more space.
Screen Name Redacted 2/07/2023 11:55 AM	Accommodates our family...nice to be able to vacation in a house with multiple bedrooms and a kitchen
Screen Name Redacted 2/08/2023 01:33 PM	Affordability, enjoy quality
Screen Name Redacted 2/08/2023 11:02 PM	Was in New Orleans and got us closer to the music scene
Screen Name Redacted 2/09/2023 06:19 AM	The amenities were better in a vacation rental than a hotel. Such as full kitchen, in suite laundry.
Screen Name Redacted 2/09/2023 08:20 PM	Privacy, hopefully quiet, no parking fees, lower cost, the ease of coming and going as I please, the uniqueness of the place as opposed to a hotel/motel
Screen Name Redacted 2/10/2023 07:01 PM	Quality of the property

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Screen Name Redacted      A lot more interesting then hotel and motel. Do not destroy the view  
2/12/2023 10:44 AM      that hotel has better the sense of neighborhoods live

Screen Name Redacted      Availability  
2/12/2023 01:30 PM

Screen Name Redacted      MORE PRIVACY AND MORE PLEASANT EXPERIENCE  
2/13/2023 07:51 AM

Screen Name Redacted      More availability, better options/amenities, better locations, can  
2/13/2023 10:24 AM      accommodate a full family.

Screen Name Redacted      traveling with child, wanted own amenities, less expensive that hotel  
2/13/2023 11:06 AM      and more private than B&B

Screen Name Redacted      We were headed to a concert in Seattle and it was the most  
2/13/2023 11:33 AM      reasonable accomodation we could find for our large group

Screen Name Redacted      more interesting than a hotel, more private than a B+B, usually a  
2/13/2023 11:30 AM      reasonable rate, accommodates family

Screen Name Redacted      Only place to rent for months at a time  
2/13/2023 12:26 PM

Screen Name Redacted      More affordable  
2/13/2023 08:44 PM

Screen Name Redacted      Stayed with a large group of people in one convenient place  
2/14/2023 11:07 AM

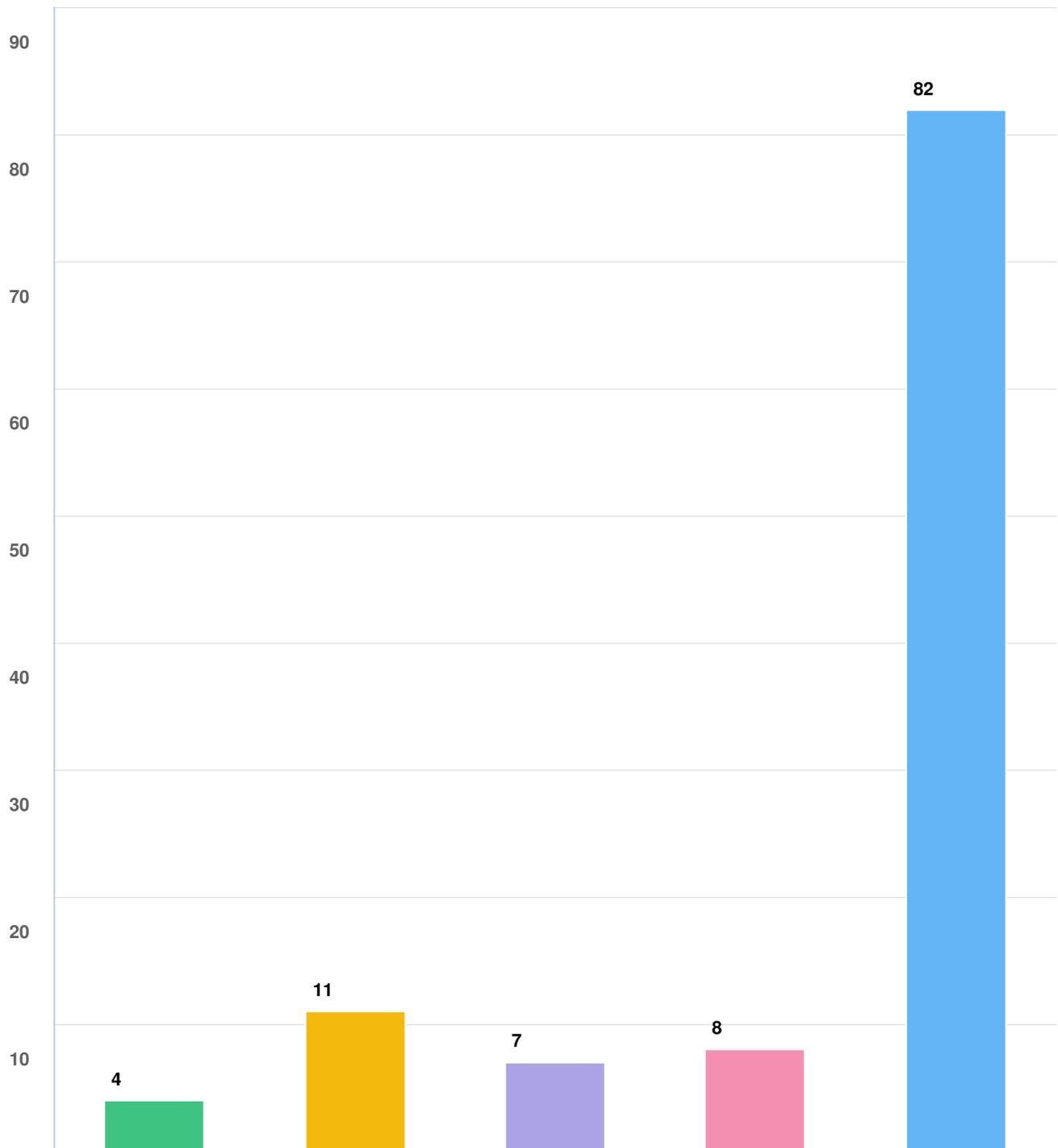
Screen Name Redacted      Closeness to family  
2/15/2023 10:40 AM

**Optional question** (251 response(s), 118 skipped)

**Question type:** Essay Question

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

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



**Question options**

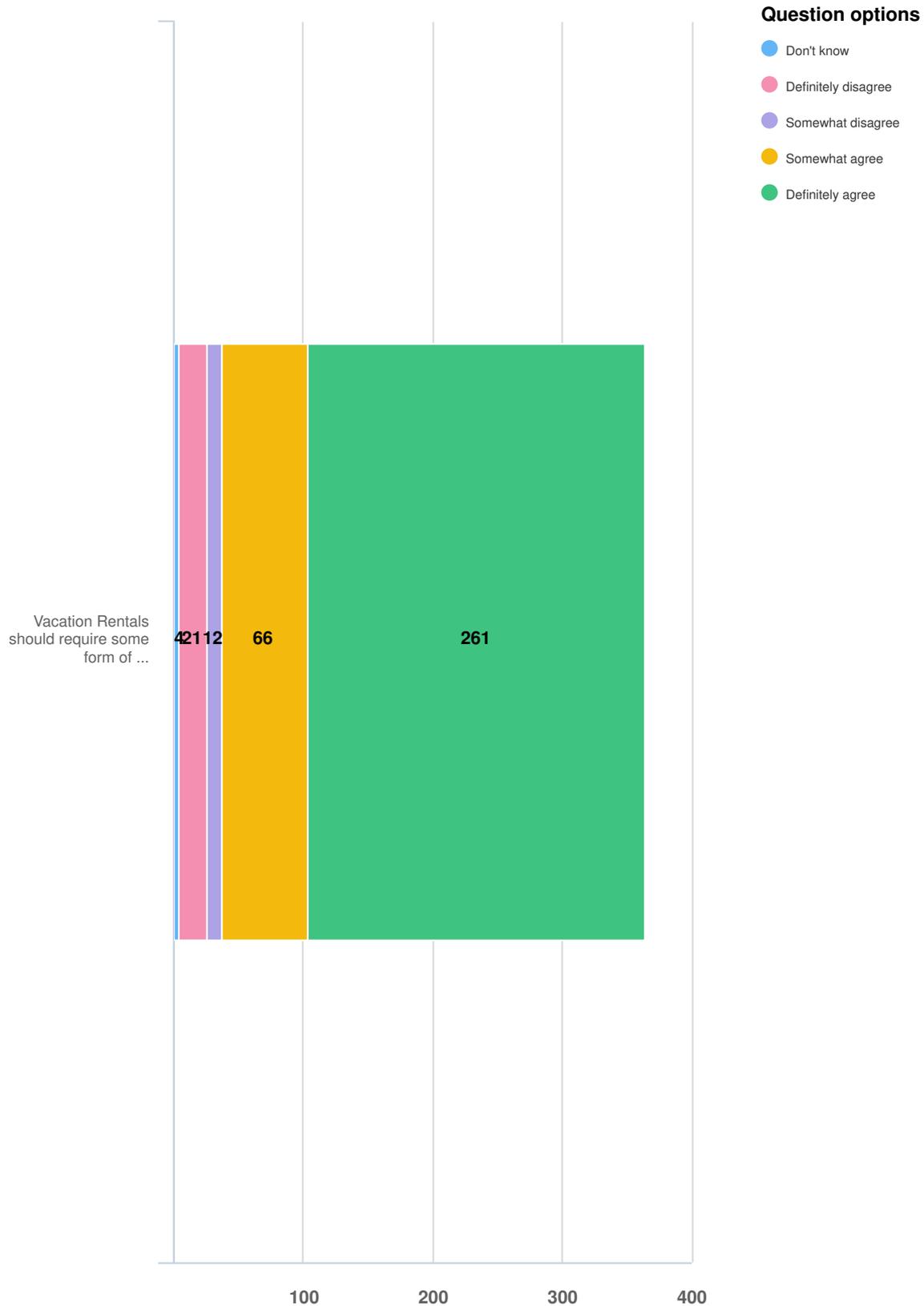
- Other (please specify)
- I didn't think it would get approved
- I believe I should be allowed to rent without any permit
- It was too expensive
- I didn't know I had to

*Optional question (98 response(s), 271 skipped)*

*Question type: Checkbox Question*

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

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



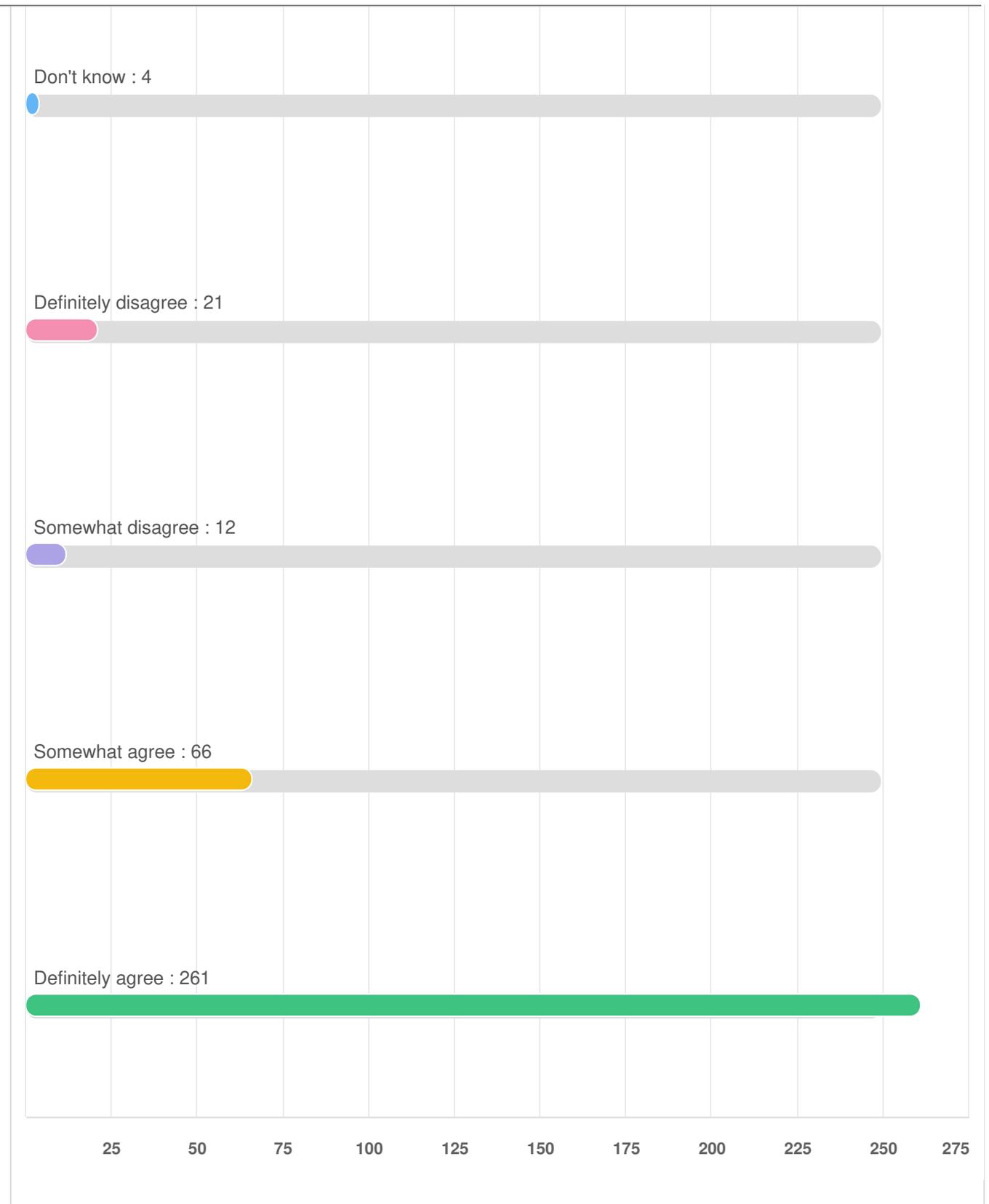
Optional question (364 response(s), 5 skipped)  
Question type: Likert Question

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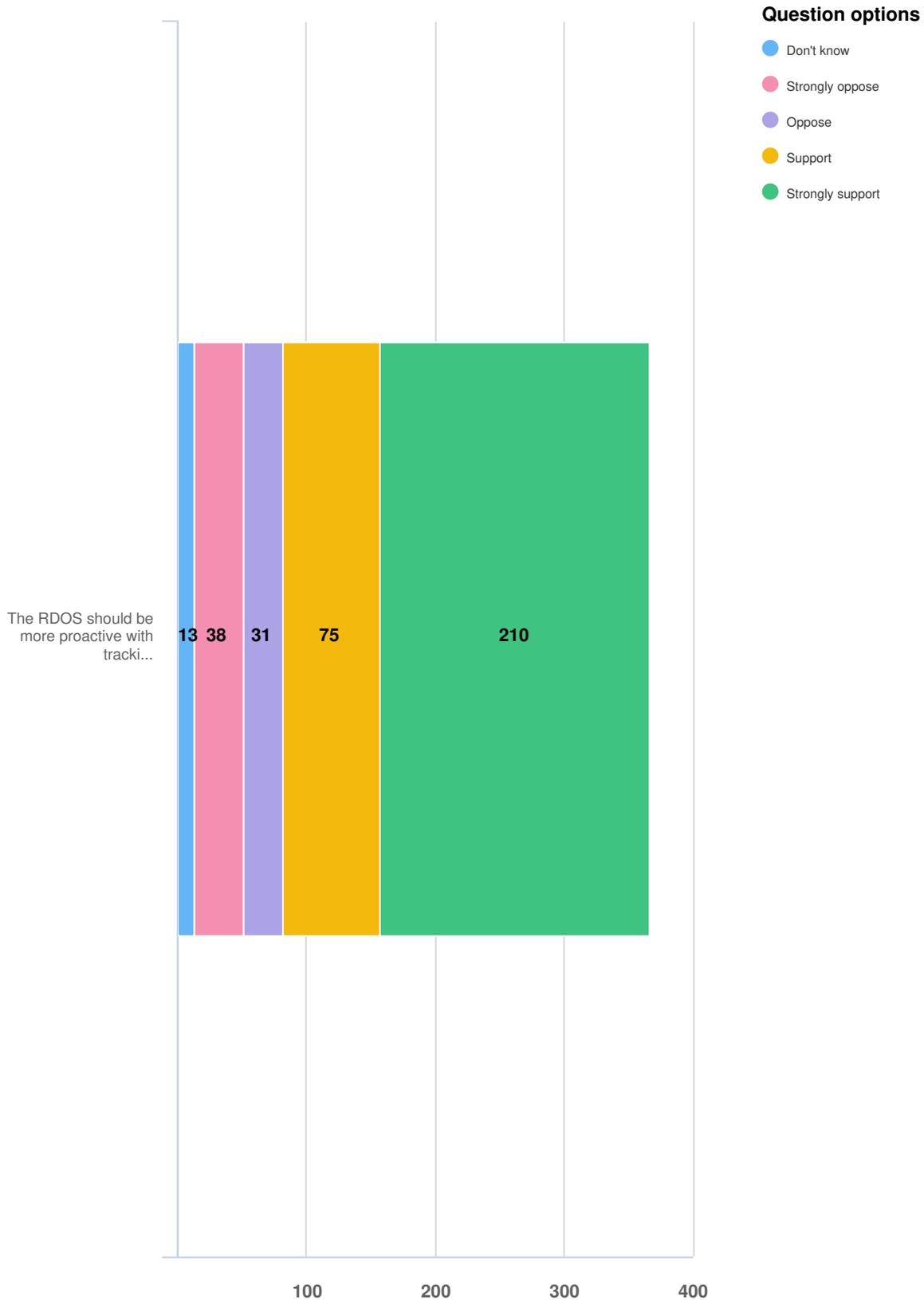
*Filtering by: In which electoral area are you a resident or property owner? E*

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

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



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



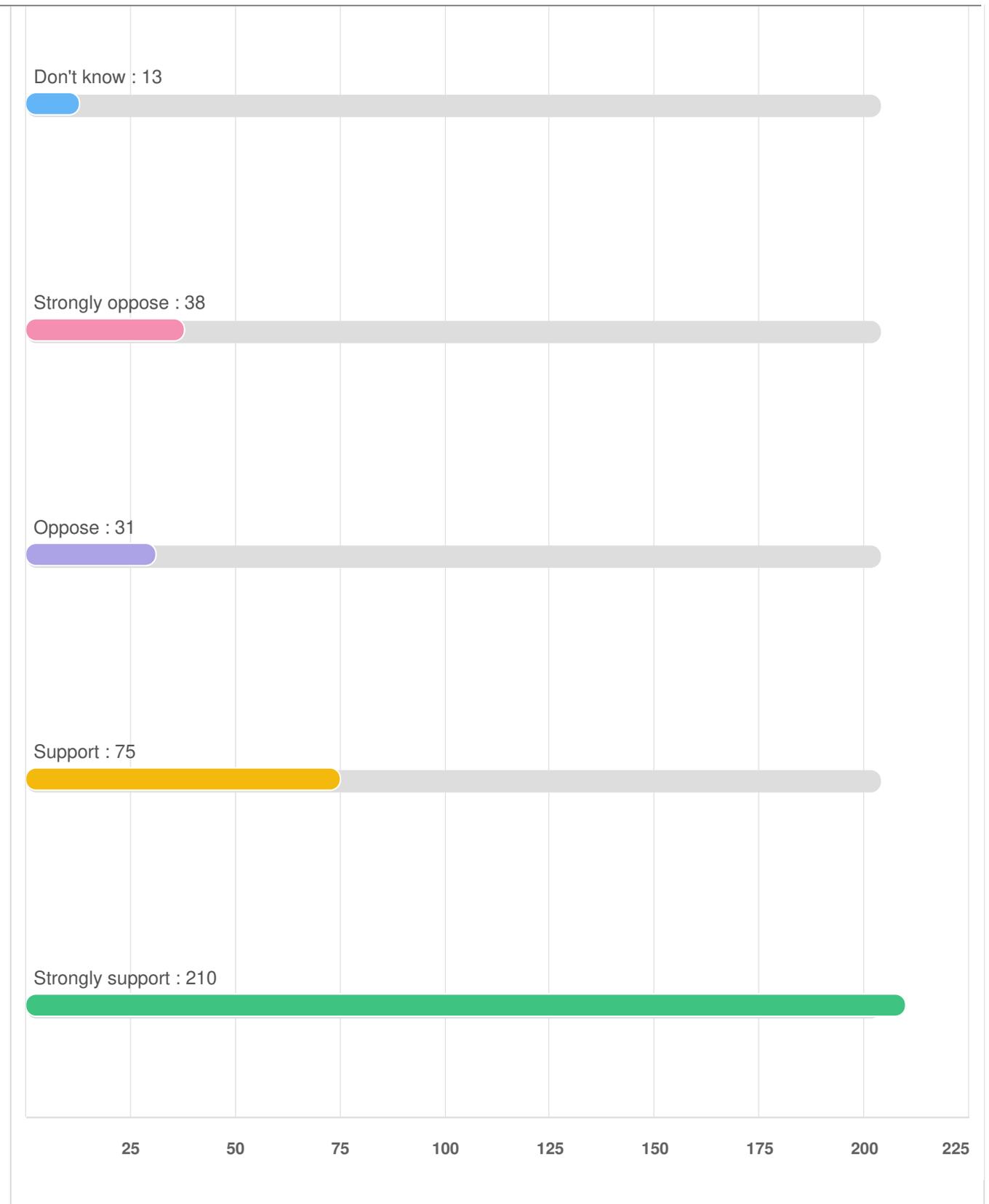
Optional question (367 response(s), 2 skipped)  
Question type: Likert Question

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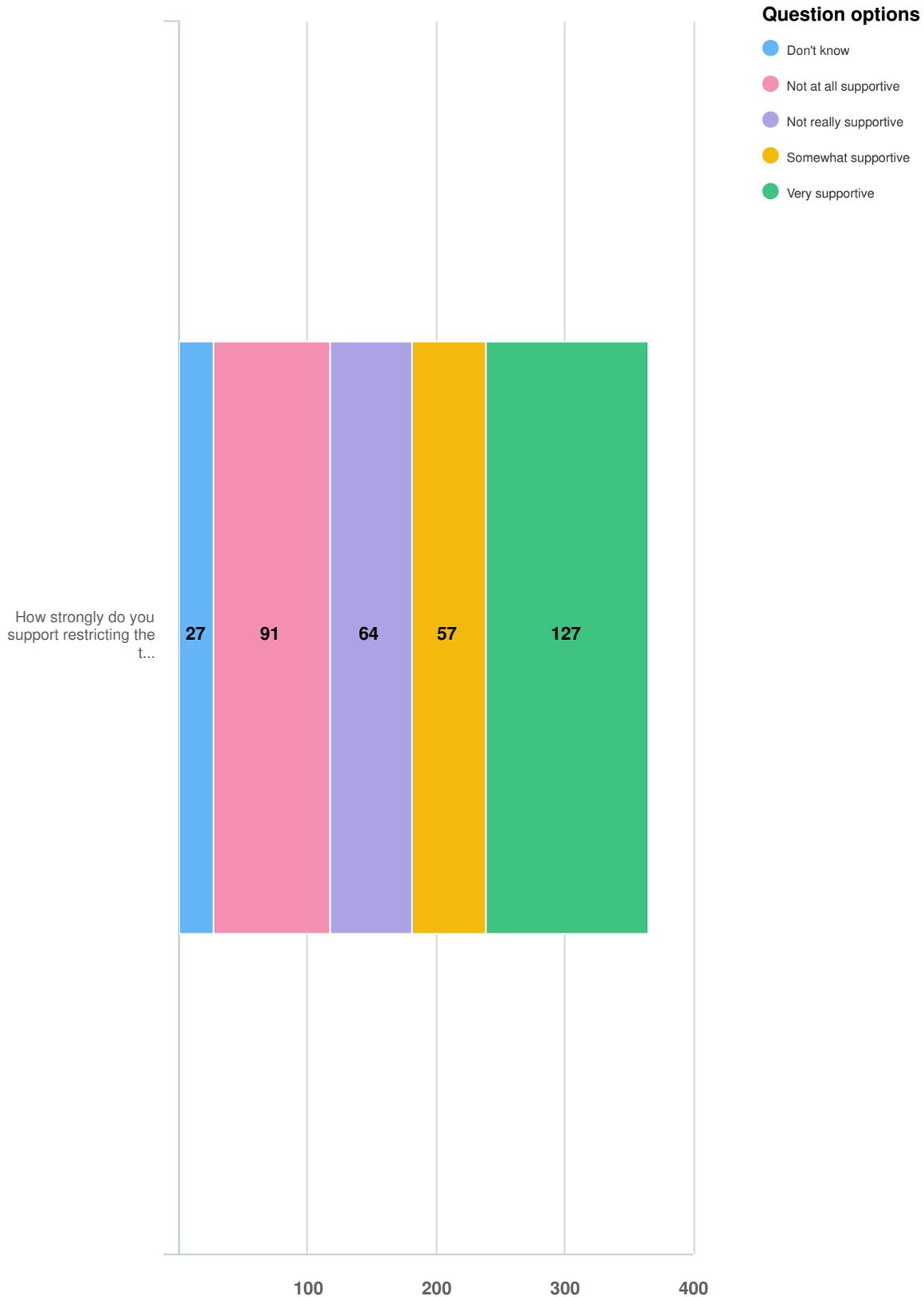
*Filtering by: In which electoral area are you a resident or property owner? E*

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

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



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



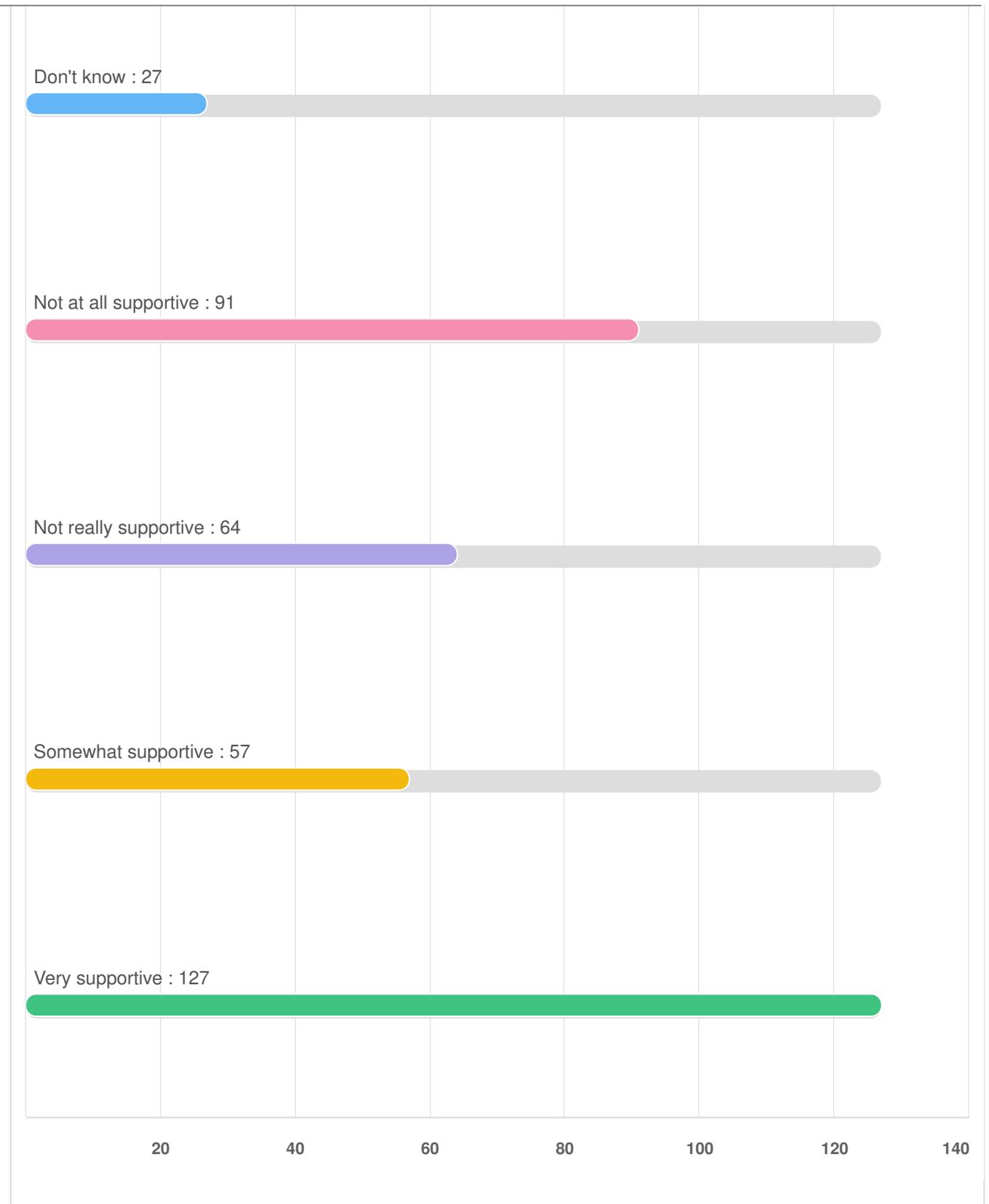
Optional question (366 response(s), 3 skipped)  
Question type: Likert Question

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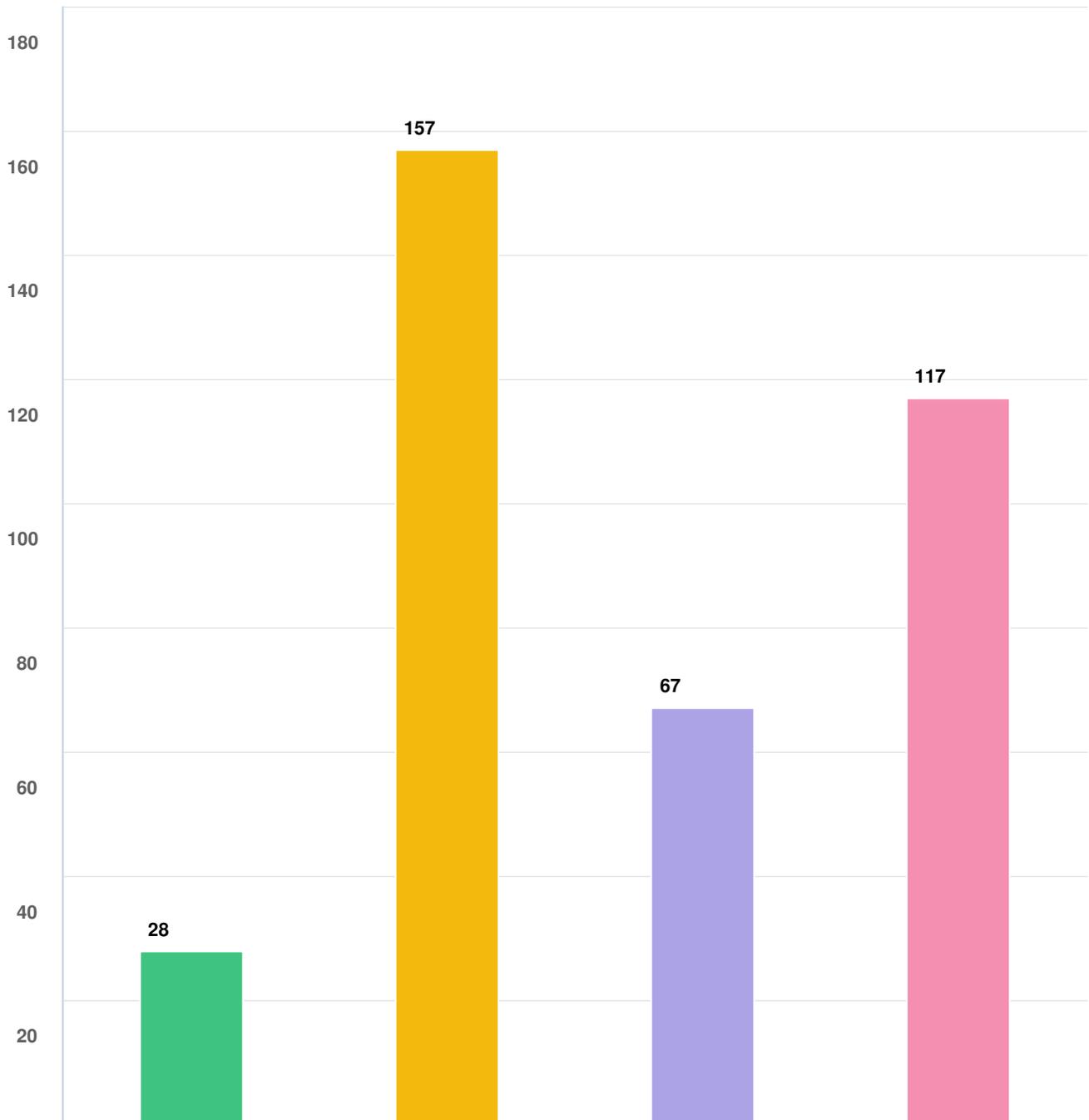
*Filtering by: In which electoral area are you a resident or property owner? E*

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

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



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



**Question options**

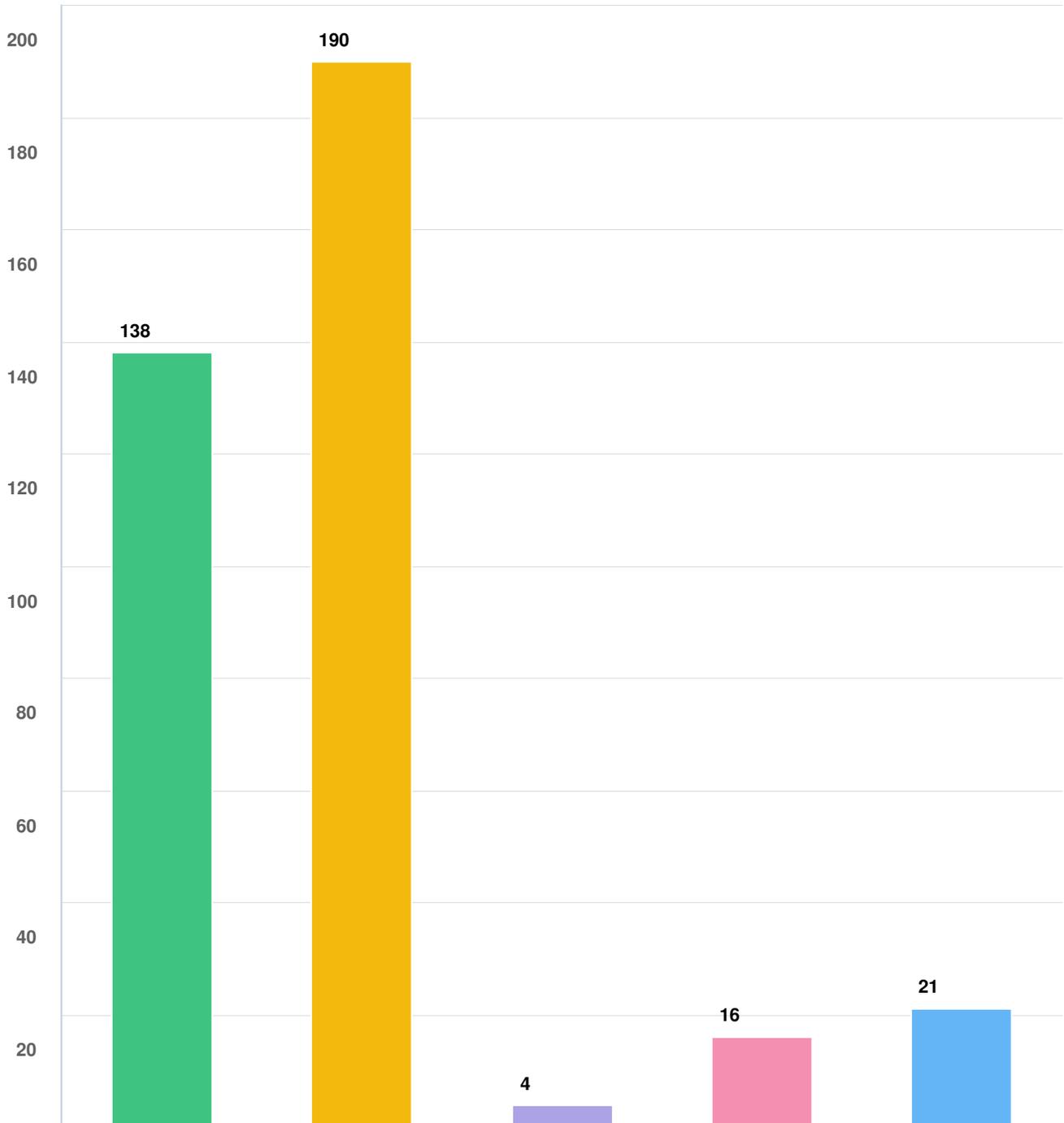
- Allow Vacation Rentals in the primary house OR a secondary suite OR accessory/secondary house ONLY
- Allow vacation Rentals in BOTH the primary house and a secondary suite or accessory/secondary house
- Restrict Vacation Rentals to a secondary suite or accessory/secondary house only
- Restrict Vacation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

*Optional question (358 response(s), 11 skipped)*  
 Question type: Checkbox Question

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

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



**Question options**

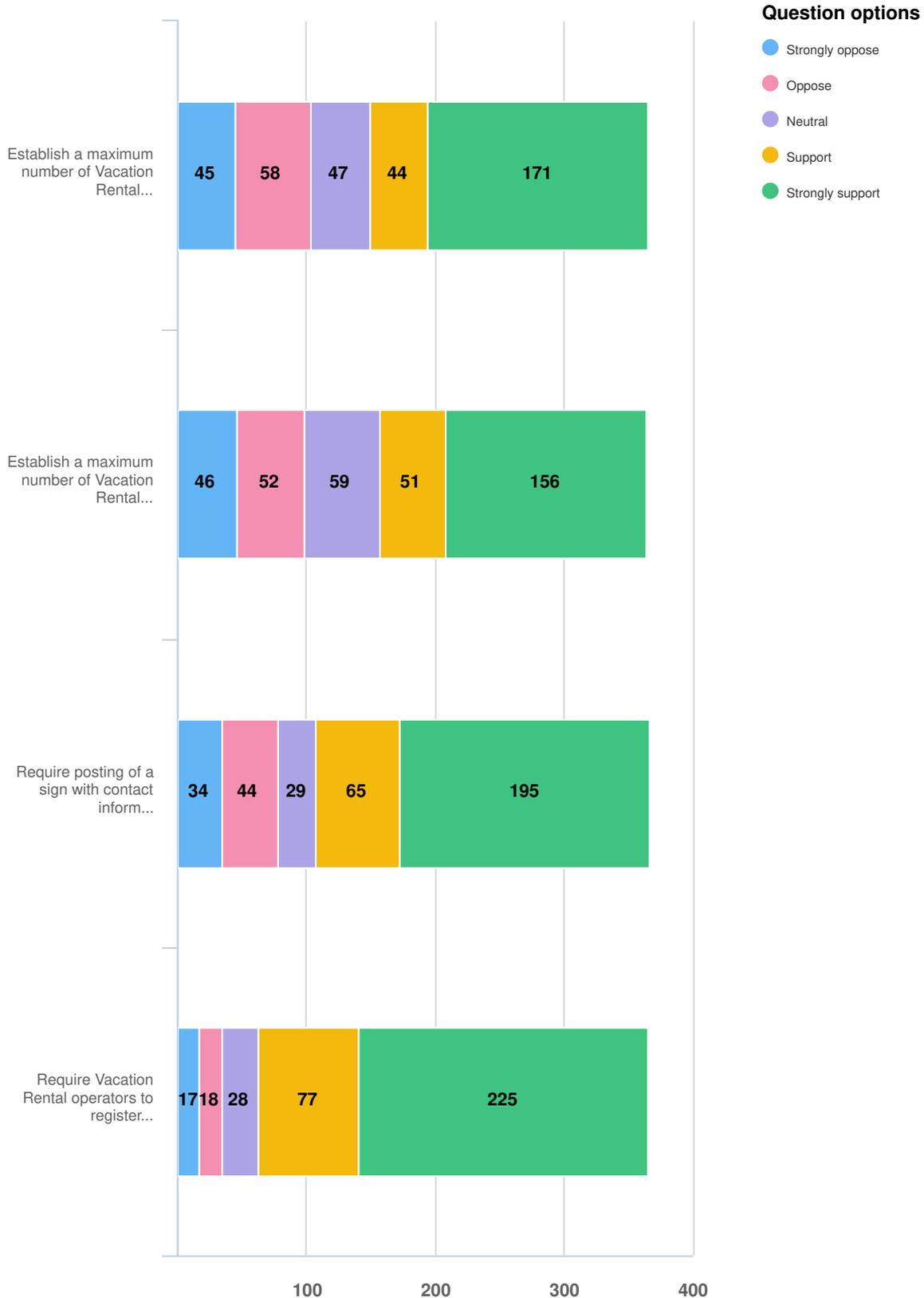
- Other (please specify)/comments:
- Remove the maximum cap on people permitted within a Vacation Rental
- Increase the maximum
- Lower the maximum
- Keep the current maximum of 10 people permitted within a Vacation Rental

Optional question (364 response(s), 5 skipped)  
 Question type: Checkbox Question

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

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



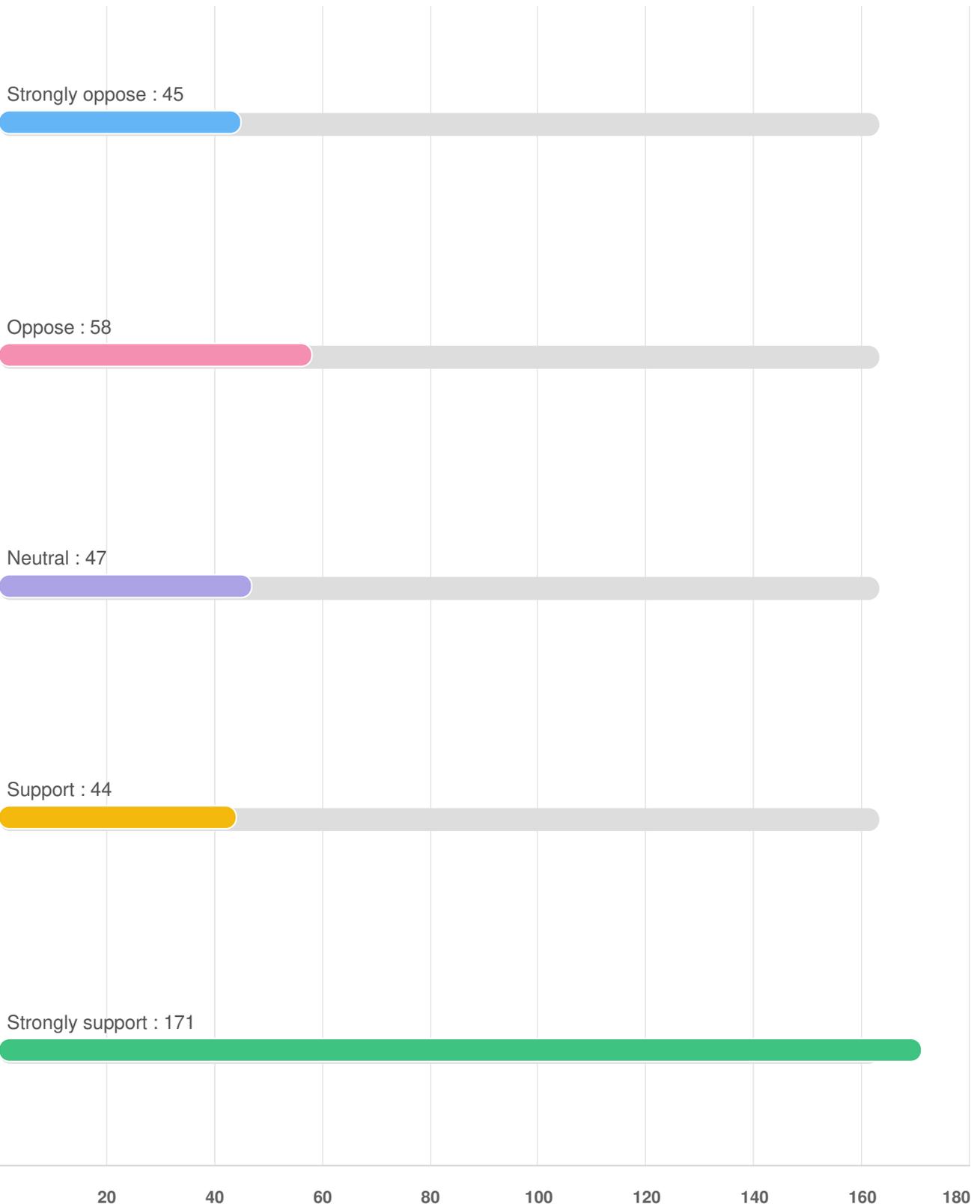
Optional question (368 response(s), 1 skipped)

Question type: Likert Question

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

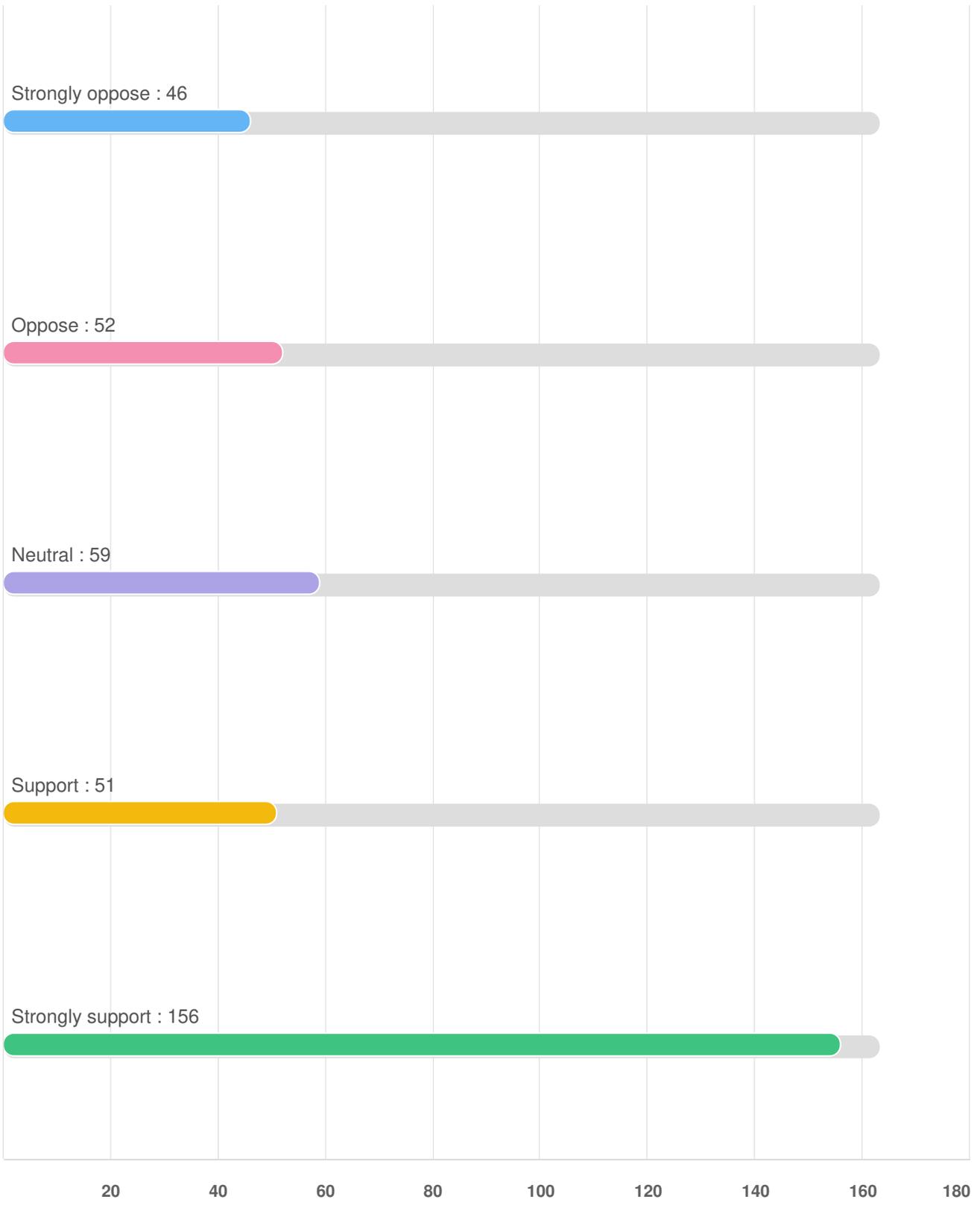
**Q19** | Below are a few ideas to reduce the possible impact of Vacation Rentals on residential neighbourhoods. Please indicate your level of support for the following:

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

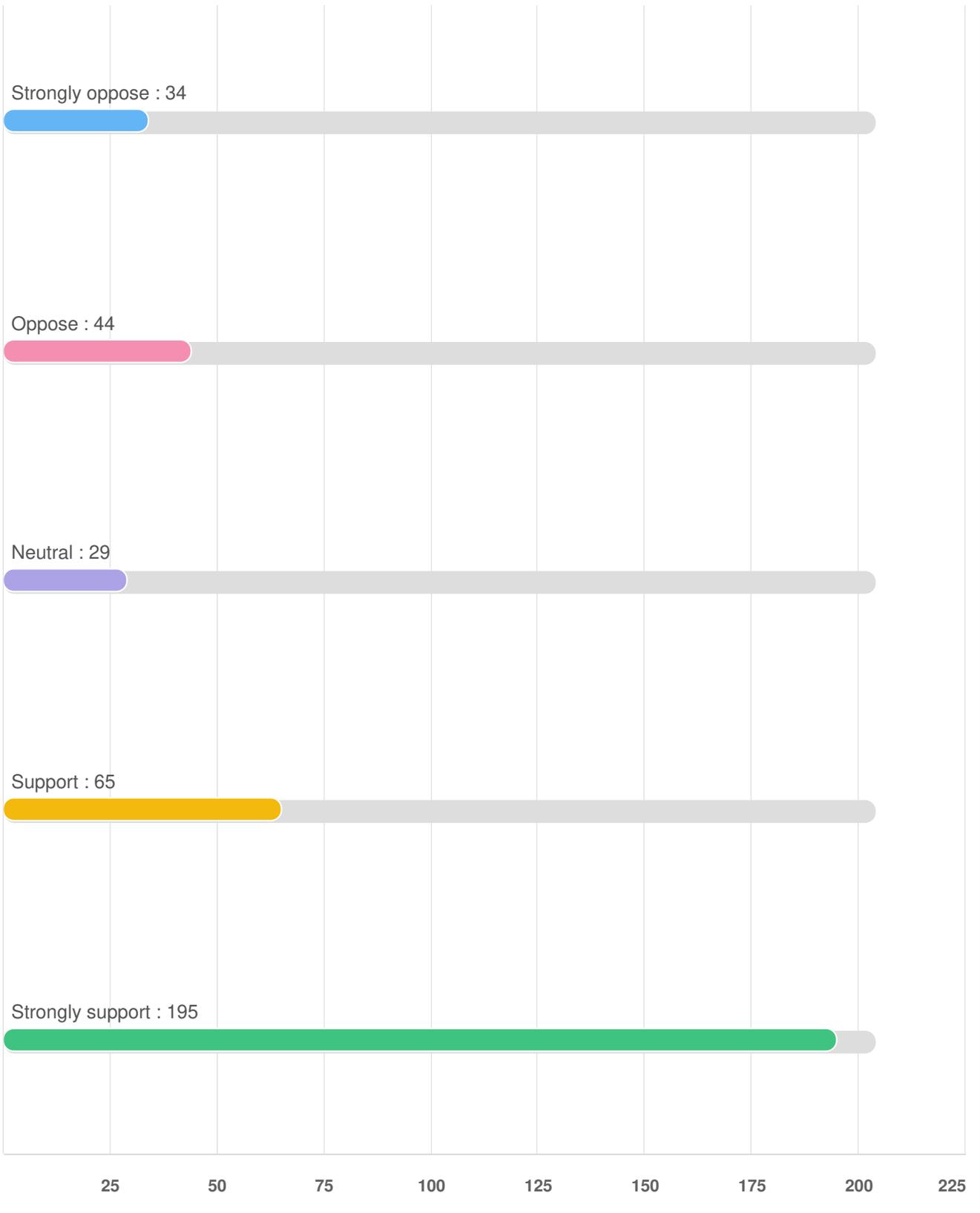




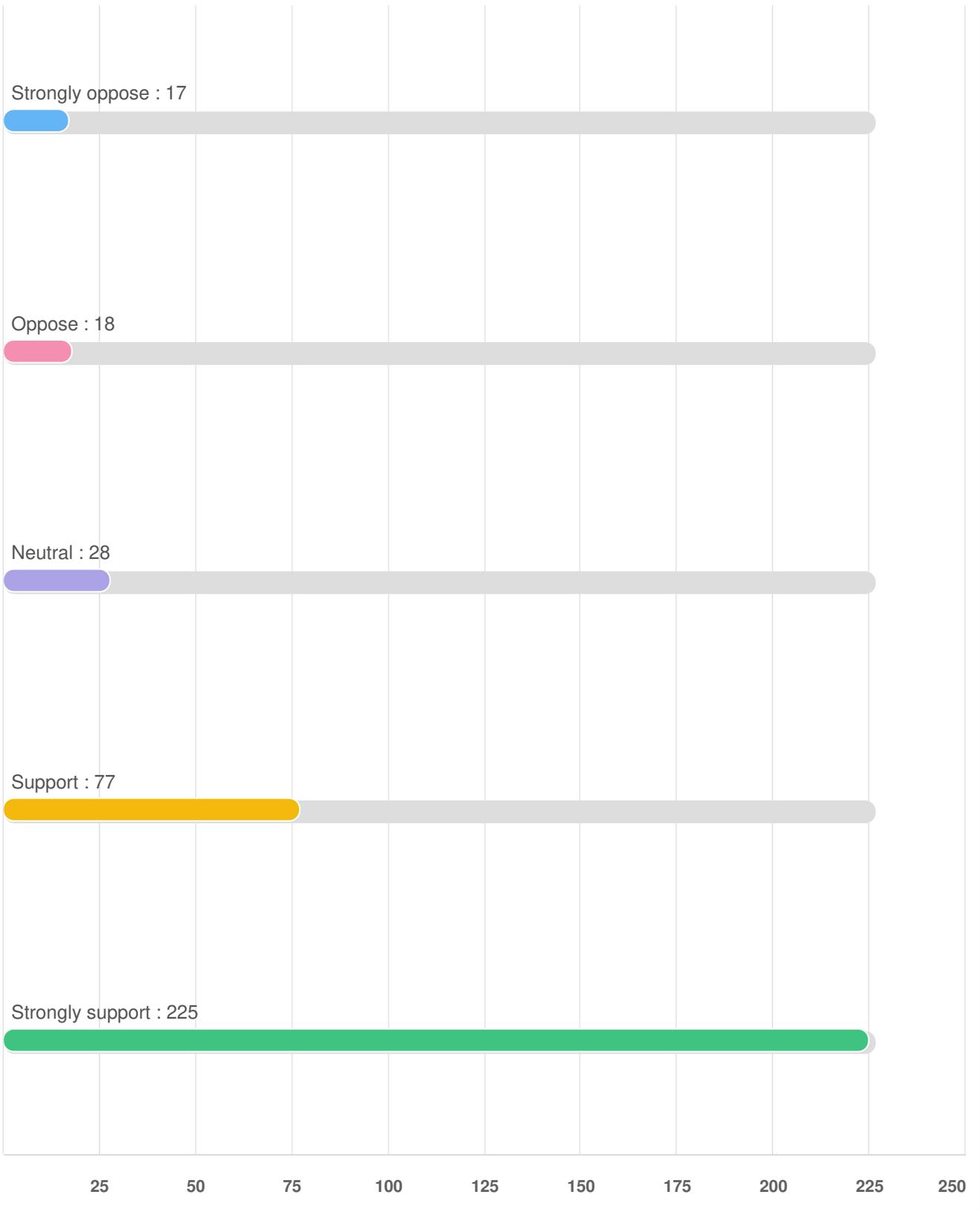
### Establish a maximum number of Vacation Rentals allowed within a specific radius (e.g. 250 metres) of each other



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



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



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



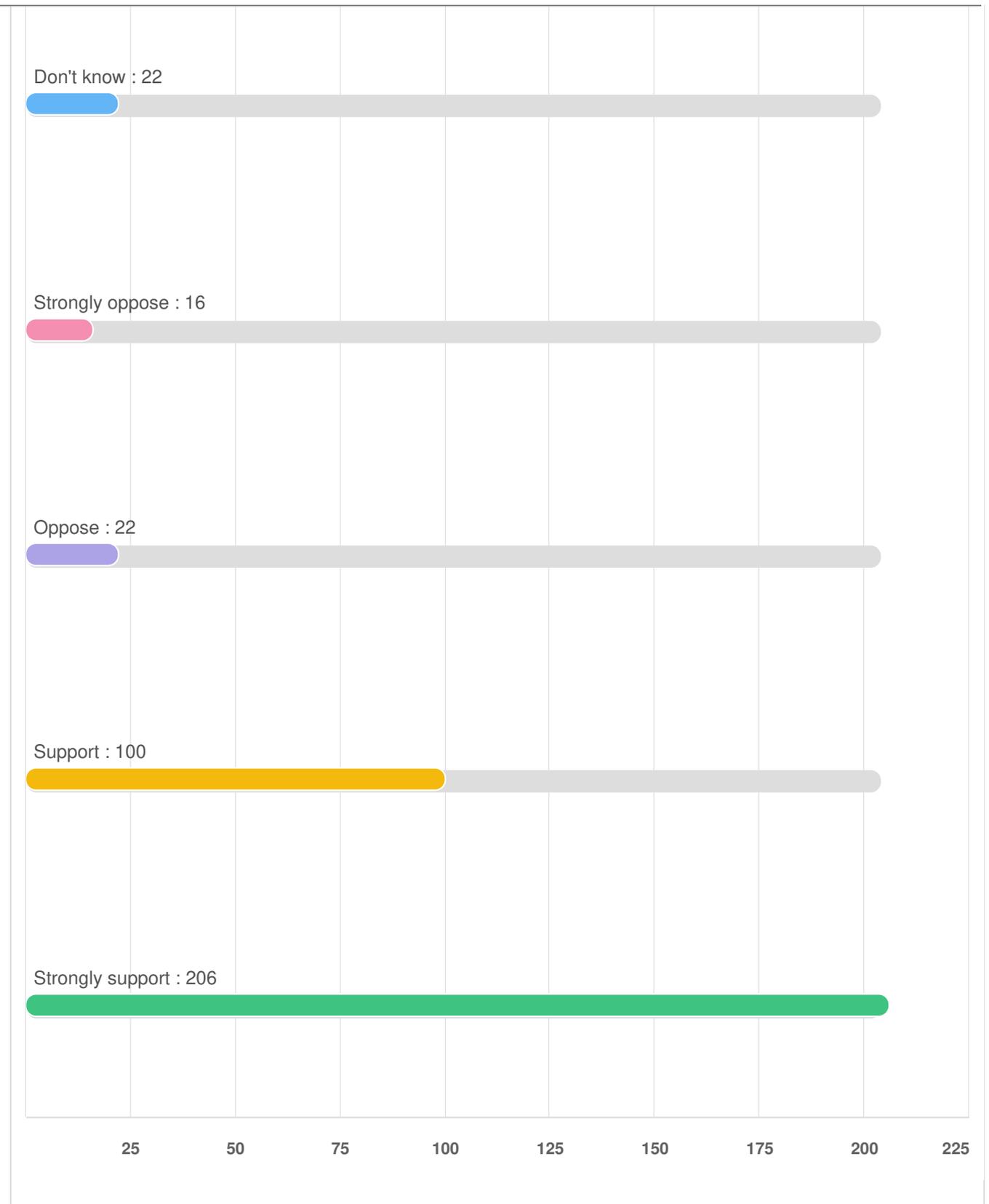
Optional question (368 response(s), 1 skipped)  
Question type: Likert Question

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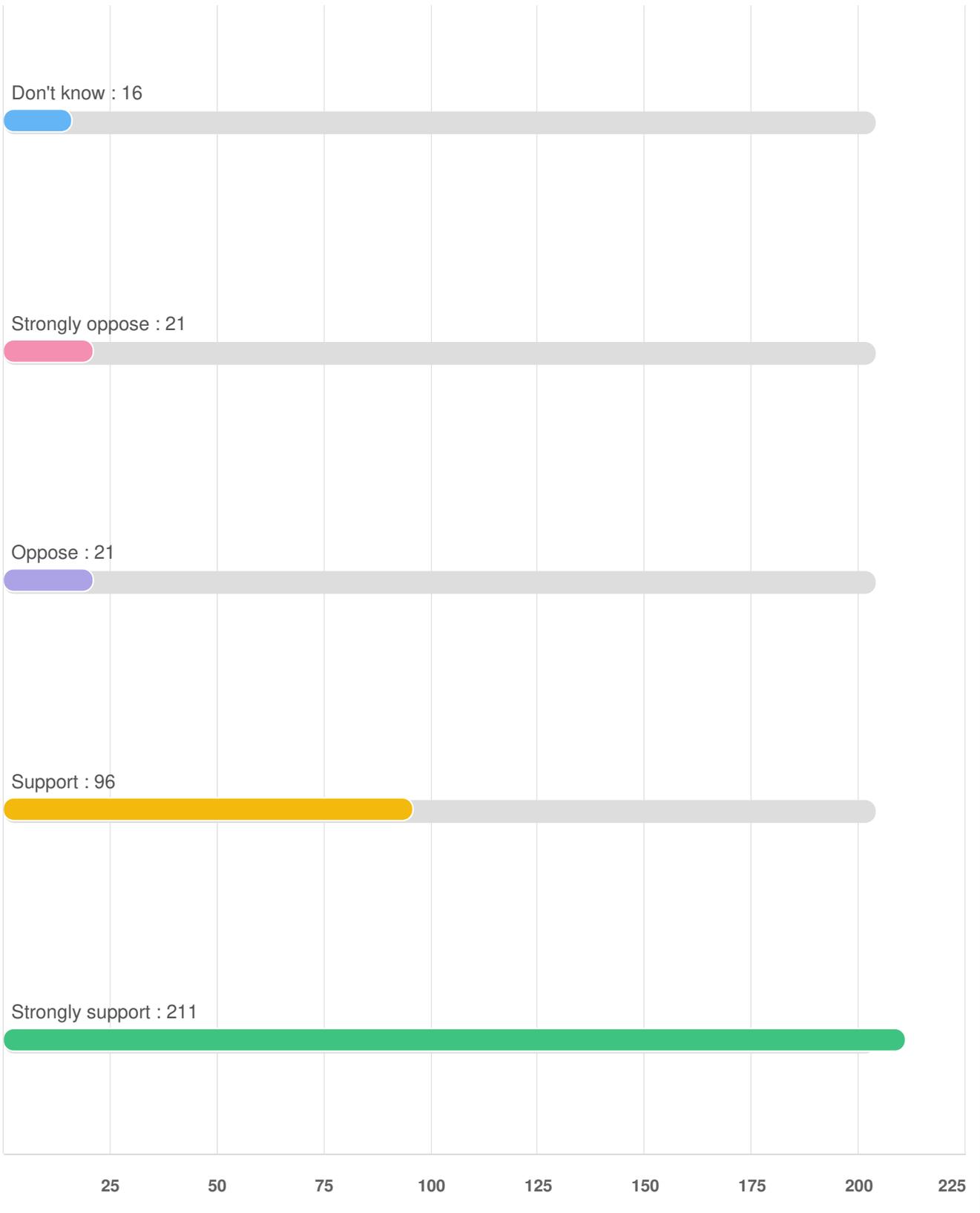
*Filtering by: In which electoral area are you a resident or property owner? E*

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

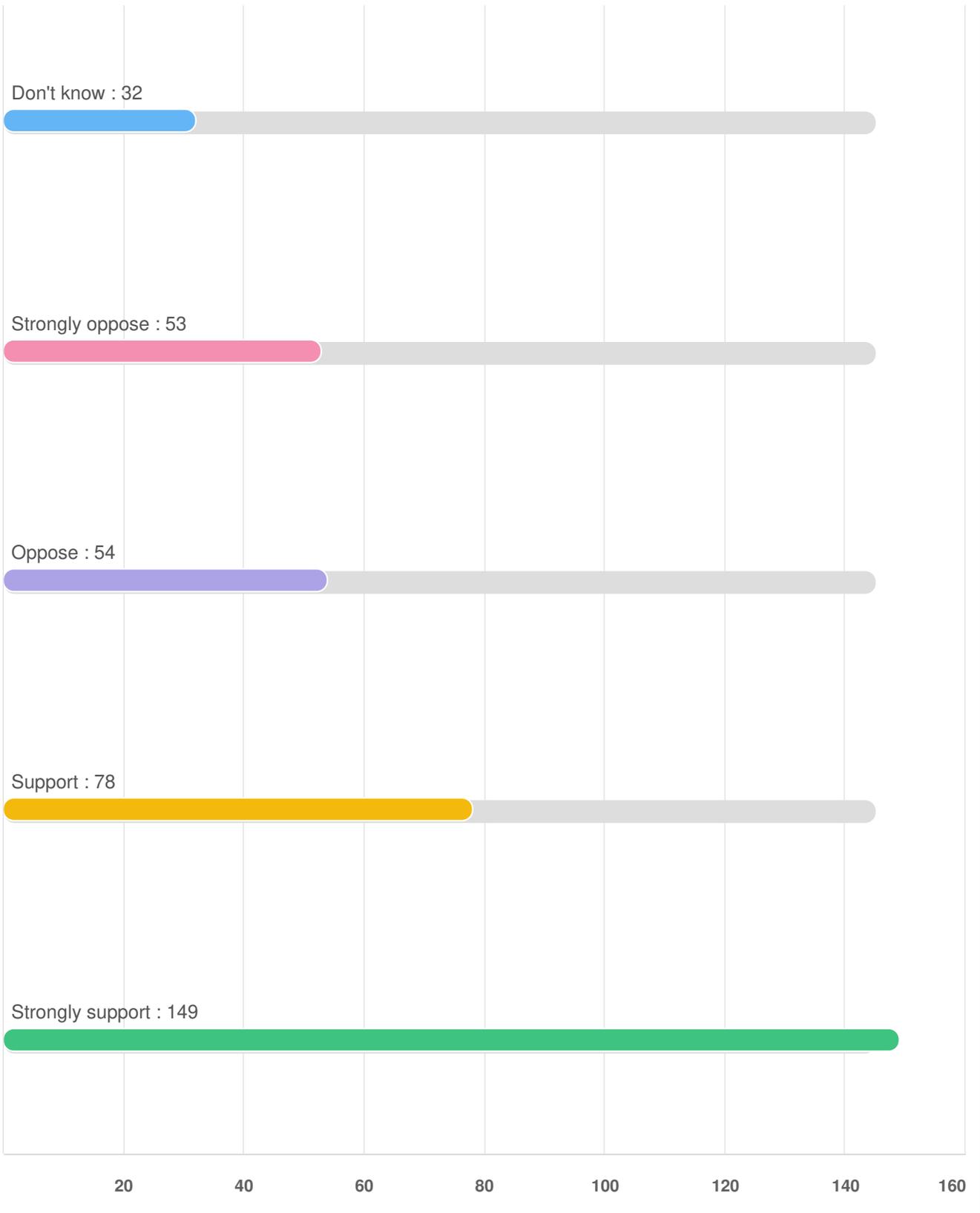
**A Health and Safety Inspection from a qualified individual to ensure the building meets minimum safety standards**

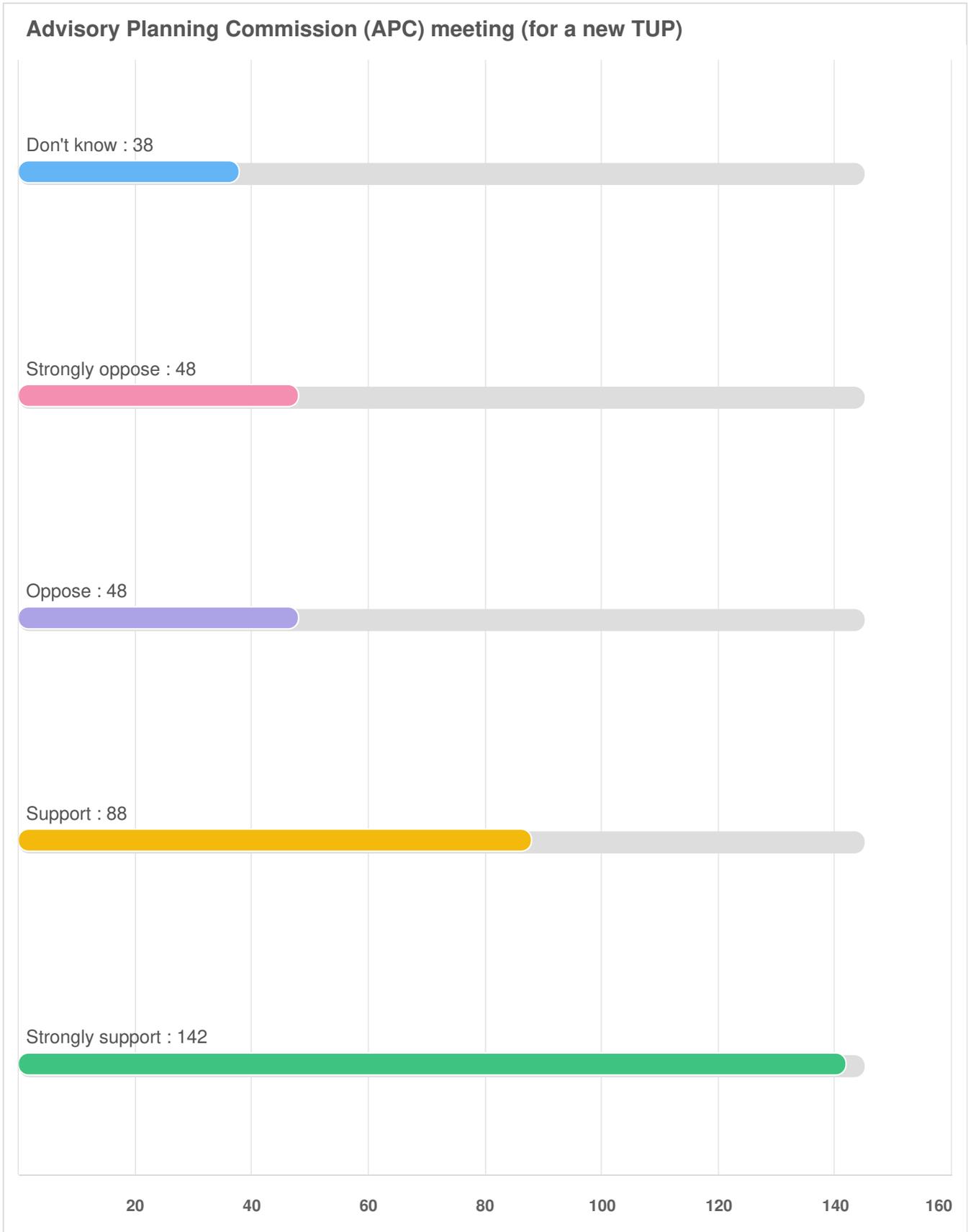


### A Septic Inspection (if onsite-septic) showing the septic system is in good working order

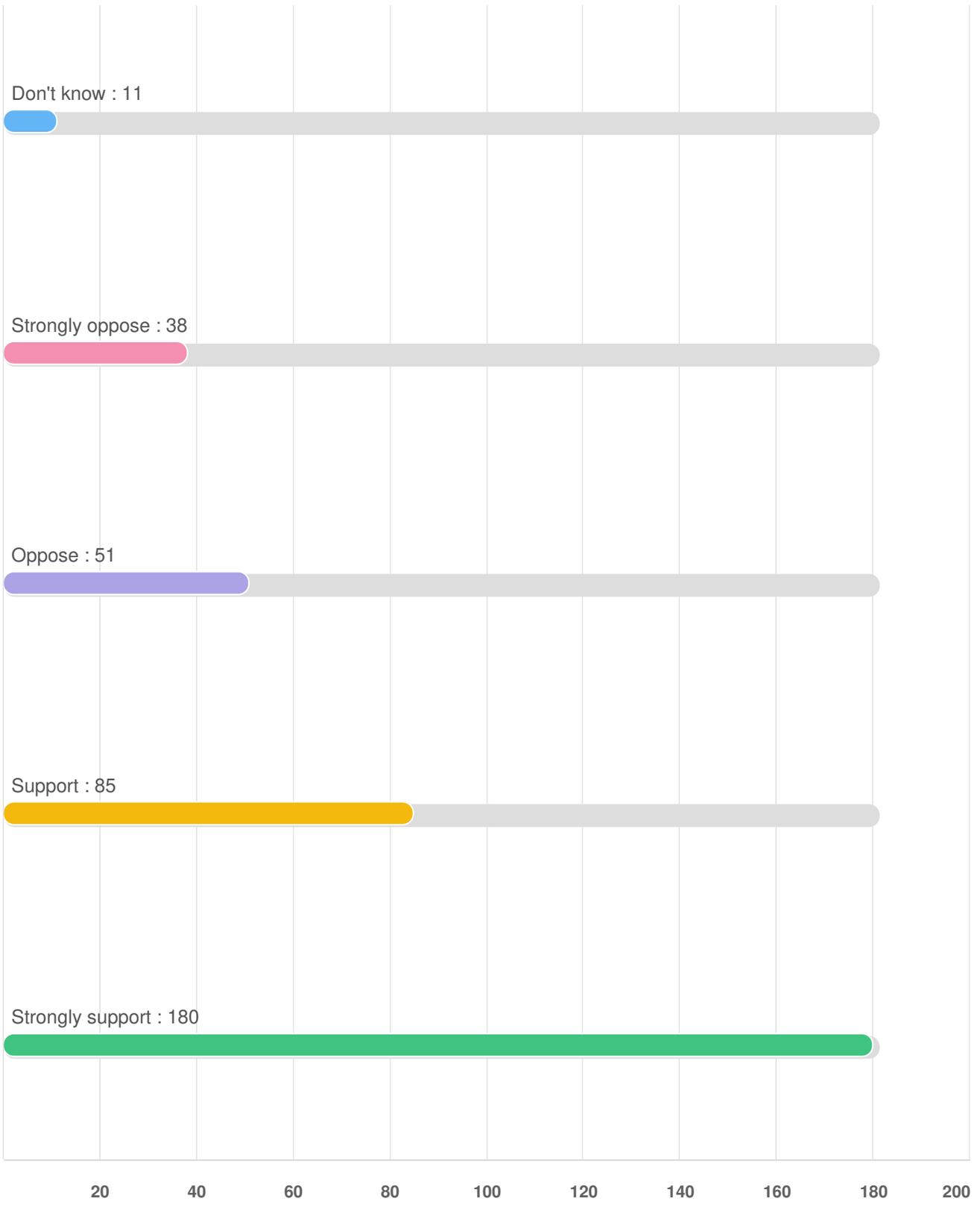


### A Public Information Meeting (for new a TUP)

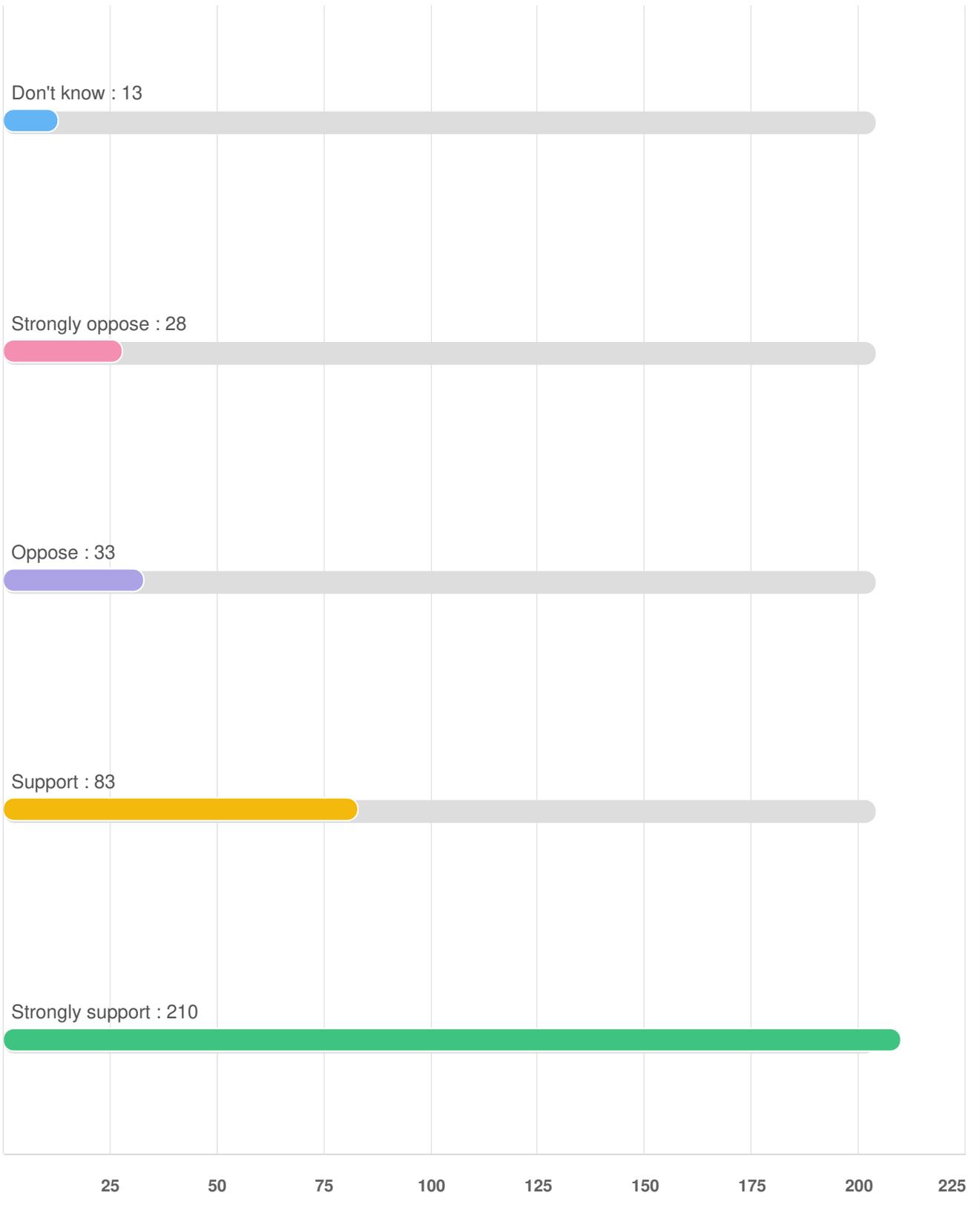




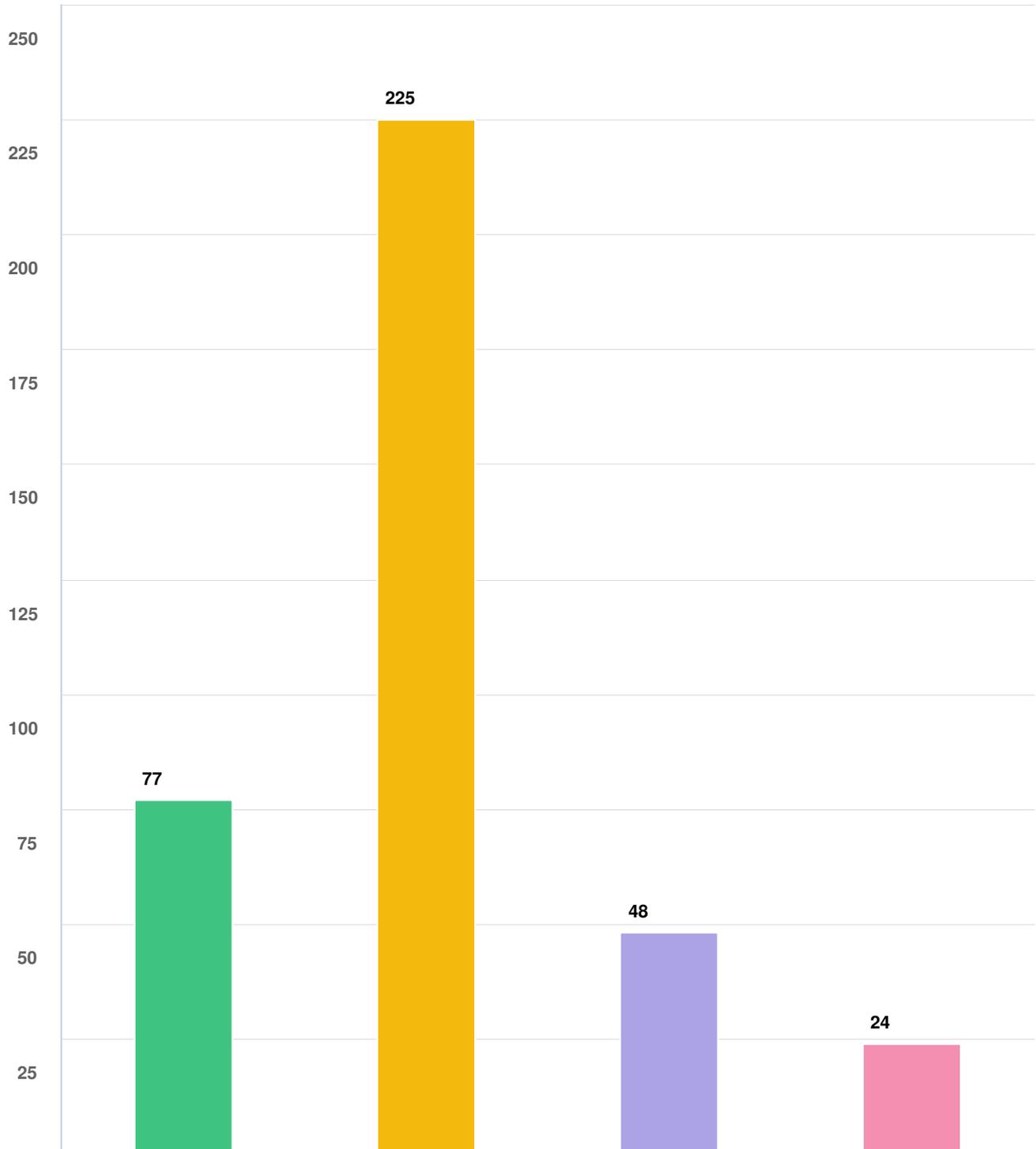
### Posting of a development sign on a property during the application process



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



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



**Question options**

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

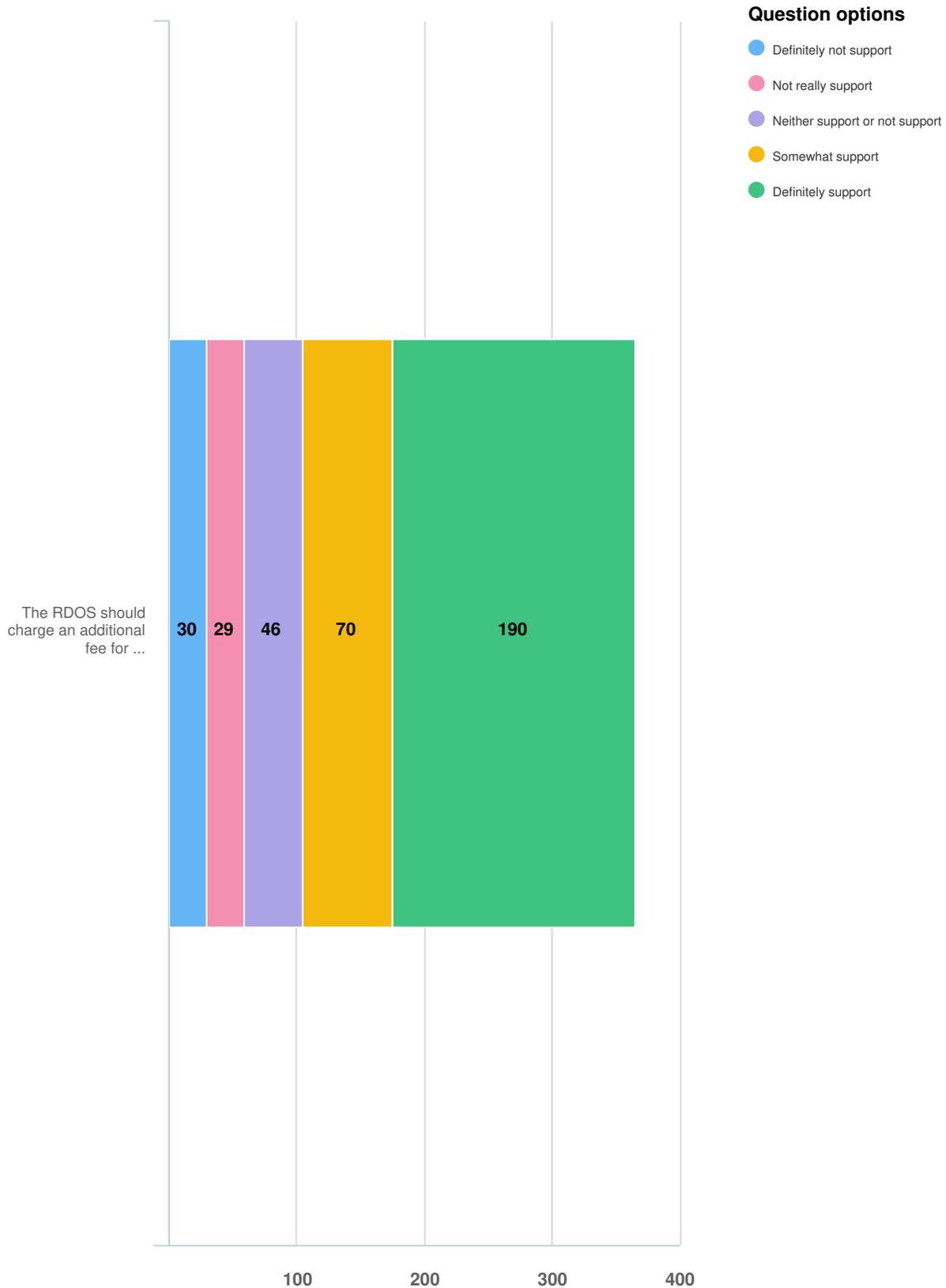
Optional question (368 response(s), 1 skipped)

Question type: Checkbox Question

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

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



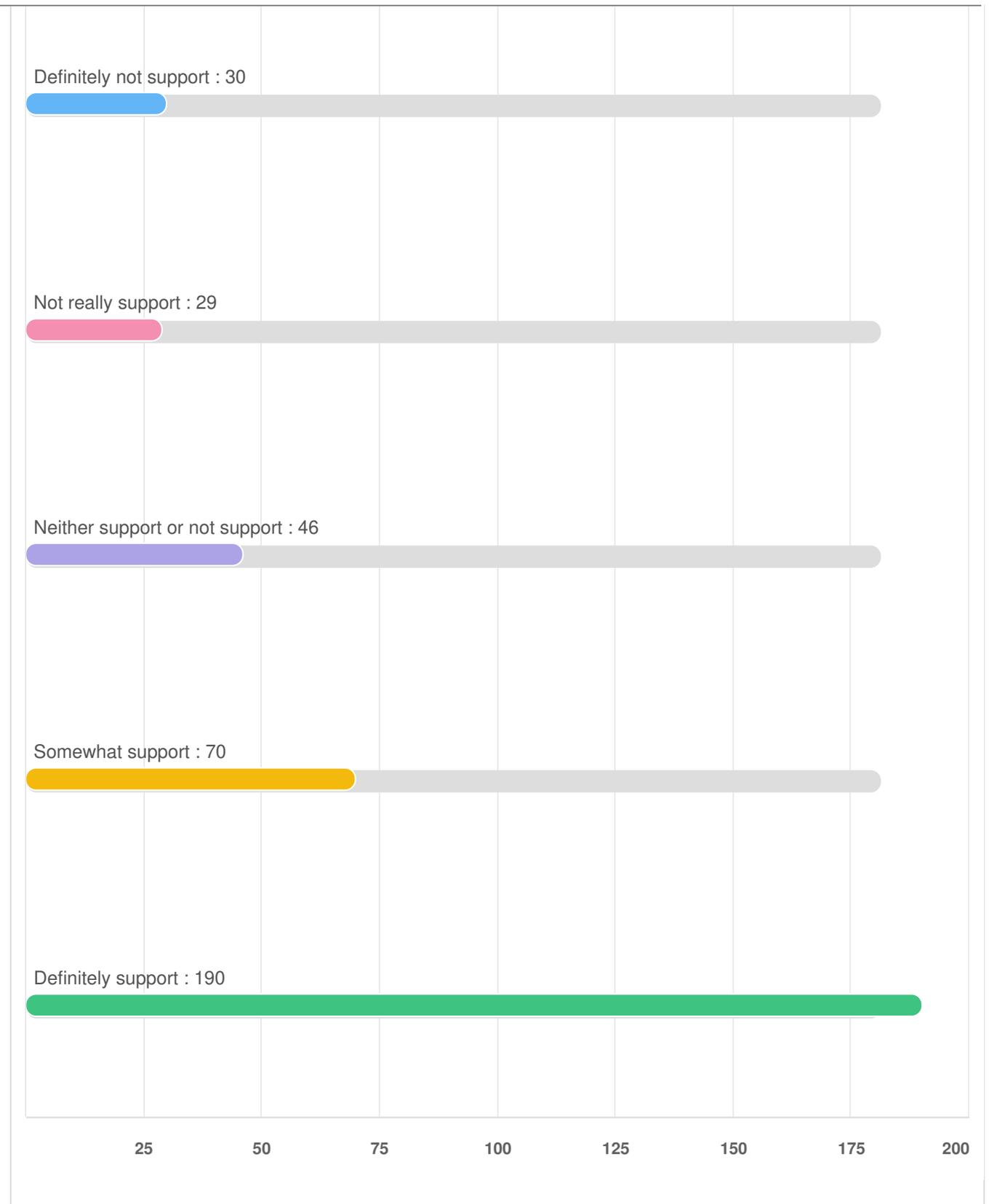
Optional question (365 response(s), 4 skipped)  
Question type: Likert Question

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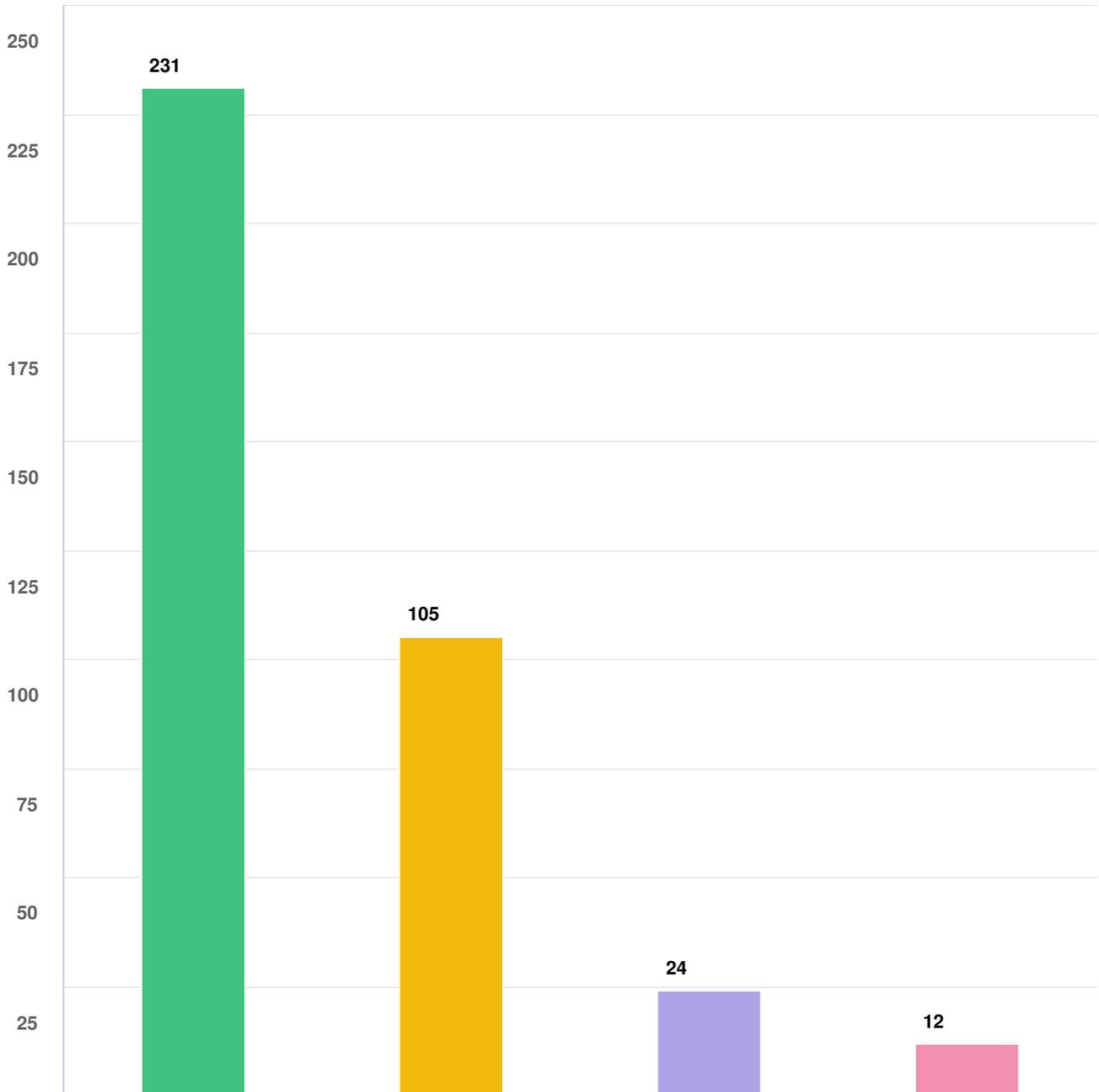
*Filtering by: In which electoral area are you a resident or property owner? E*

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

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



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



**Question options**

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

*Optional question (364 response(s), 5 skipped)*

*Question type: Checkbox Question*

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

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

Screen Name Redacted

1/11/2023 08:09 AM

Vacation rentals bring in a lot of spending money to these small communities and help them stay operation for the slow times and the govt has taken away many hotels and almost all the campgrounds in the okanagan and turned them into housing condos for sale so others don't get to enjoy the beautiful lakes like they used to and I was told that the hotel tax portion goes directly to the community they are in so where is this money going to come from to keep our community operational - that means our property taxes which are paid only by owners are going to reflect this and cost us more money out of our pocket

Screen Name Redacted

1/11/2023 08:51 AM

The number of licenced and unlicenced VR operations in Naramata is alarming. In absence of stronger regulation and enforcement VR operations will continue to expand, resulting in further commercialization family neighborhoods.

Screen Name Redacted

1/11/2023 09:34 AM

I believe the issue is getting buy-in from the non permitted properties. Where are the incentives for the owners to bother complying when there appears to be no enforceable recourse from the RD? Develop perks for registration perhaps to increase buy in.

Screen Name Redacted

1/11/2023 11:02 AM

I am not in favour of any vacation rentals for the reasons specified in the first part of the survey. In addition having one next or close to your property, devalues your property, impacts the neighbors who can't enjoy their outside area because of additional noise next door caused by large numbers of people staying in the rental, the constant turnover of renters etc. I found the second part of the survey difficult to respond to because I'm not in favour of any vacation rental regardless of one being less or more than 30 days or rules governing them. A long term rental where families expect to sign a lease and expect to stay long term is fine.

Screen Name Redacted

1/11/2023 11:47 AM

I do not feel that short term vacation rentals should be allowed in neighborhoods. I did not buy my home to live next door to a business which is essentially what it is. You aren't allowed to run a mechanic's garage or store from your home...what's the difference? I also feel

(from personal experience) that especially in Naramata, there are enough motels/hotels to service people on vacation. They are commercially zoned which means they are in appropriate locations for vacationers without being disruptive to neighbors. In fact we owned one of these and lost customers to short term rentals which is unfair.

Screen Name Redacted

1/11/2023 12:16 PM

I live in Naramata, with a licenced vacation rental next to my property. I have had to call police for noise complaints, that often fall on deaf ears, had tenants park their vehicles on my property, had to call the police because vehicles are blocking the narrow busy road we live on, causing major traffic safety concerns, steal our fruit from our small orchard, been verbally harassed, had pets defecate on my lawn without clean up, had litter left on my lawn, and have had my family verbally harassed for trying to police our side of the property line. The whole issue is that the inconvenience for my family is massive, we are the ones dealing with these tenants, many are fine, many are not. The owners are compensated for this, we are not, and have little voice to say whether or not this is a burden we want to carry. With a fixed neighbour you have the ability to make peace and compromise on issues, with short-term tenants it is a new process every few days. The rental owners do not want to be bothered, and do not live in the area to address any issues anyways. It is a poor way to share a neighbourhood.

Screen Name Redacted

1/11/2023 12:45 PM

note - question 18 "other" box is not activated. also : I strongly feel that non-commercial "agri-tourism sleeping units" should preferably be a B&B , or be commercialized as a registered INN / MOTEL or permitted as a TUP. AGRI-TOURISM as a separate distinction is worse than a TUP!

Screen Name Redacted

1/11/2023 12:59 PM

TUP holder for Vacation Rentals should be taxed considerably more if they are operating as a business. The RDOS needs to enforce rules against vacation rentals that have been brought to their attention which are operating illegally - this should include high daily fines until compliance is achieved. It is vital that the board look at each electoral area uniquely and treat each area according to its unique needs. Our community is being affected by this negatively. We need homes for people that live/work in our community. There should be SOME monitored vacation rentals allowed for the sake of our tourism, but there needs to be a cap and everyone needs to be held accountable to the rules in place - RDOS needs to be prepared to enforce these and if they are lacking the manpower to do so - I huge cap needs to be placed on these until it can be properly managed. If someone is not compliant, they should not ber permitted to operate. If there are

too many valid complaints about a TUP operating, they should have their licence stripped. Our neighbour, running an illegal vacation rental, had a large group of young people from Surrey stay at the home while they decided to go off camping out of the area. A member of this group brutally assaulted a young lady staying with them which resulted in a number of emergency vehicles being on the scene, rogue dogs running around from this party, arrests, noise and chaos. Obviously, we were all very concerned with the presence of all this going on our quiet rural street. Nothing but increased traffic (driving way too fast), noise and nuisance from this location. We live in this rural area for a reason - not to have an ever-revolving door of strangers and vehicles in our spaces and faces. We want our sense of community back. We are sick of this.

Screen Name Redacted

1/11/2023 01:23 PM

TUP is an extremely powerful instrument, overriding ALL land use Regulations. Firstly, using this instrument for Vacation Rentals is exploitation of weak wording in the Local Government Act. These permits were intended to be (a) temporary and transient, and (b) with one issue and one renewal. Re-issuing such permits and renewals on perpetual basis could not have been the intention of the Act, because it goes against the grain of the purpose of the zones. Secondly, RDOS Board approval processes of TUPs is not cognizant enough of local inhabitants' views, and way too lenient and easy considering the fact that the TUP is such a powerful instrument.

Screen Name Redacted

1/11/2023 01:34 PM

I think the TUP process is pretty good as it sits. I think there needs to be a similar process for BnB's so people can no longer state they are a BnB even though they are not in an effort to skirt the TUP process. This means no matter which direction they go to offer vacation rentals the rdos is still involved in the process. If the RDOS started issue permits for BnBs this will make enforcement much easier as they would be clearly be breaking the rules by not holding either permit.

Screen Name Redacted

1/11/2023 02:07 PM

The Comment sections on the specific questions is not functioning. I would preface that all of my answers are contingent on only supporting vacation rentals, and the opportunity to rent short term IF A LONG TERM RESIDENT IS LIVING ON THE SAME PROPERTY. We have commercialized residential properties. Vacation rentals have driven up the price of real estate in our Community. We no longer have enough long term accommodation in our Community for people to live, work and participate in the Community. We need balance restored to this model. I support peoples ability to rent, short term but with the caveat that the short term renter is balanced by a long term occupant (owner or renter). Our local business group has recently undertaken an informal analysis of the number of Short Term Rental

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actively being promoted on the Naramata Bench. 83 distinct rentals were counted. Given 2021 census data notes 886 households, this number represents almost 10% of our housing stock. If even half these households had a long term resident associated with them, we would be investing 5% of our housing stock back into long term residents. This is something that we can contribute to the issue of housing at a local, grass roots level. This needs to be addressed yesterday.

Screen Name Redacted

1/11/2023 02:51 PM

Short term vacation rentals have a deleterious effect on neighbourhoods and should be restricted in Naramata to bed and breakfasts only - no exceptions. Long-term housing is more important to our community than tourist accommodations. If TUPs continue, the RDOS must have a solid mechanism for enforcement, including reviewing applications against online ads for properties and surprise visits to ensure compliance. If RDOS does not have the resources for enforcement, then short term rentals and TUPs should absolutely not be permitted.

Screen Name Redacted

1/11/2023 04:01 PM

I would like the good of the environment to be the number one concern for any of our considerations.

Screen Name Redacted

1/11/2023 05:53 PM

I would really like us as a community to take a more balanced approach to vacation rentals. It degrades our neighborhoods, lowers enrollment in schools (more empty homes) and limits business owners from year round customers.

Screen Name Redacted

1/11/2023 06:59 PM

I think some of these questions are quite contextual. We are unable to use the comment link to elaborate on most of them. Having served on the area APC for many years and because we are not a municipality it became evident that unfortunately the APC really has no input.

Screen Name Redacted

1/12/2023 12:13 AM

I would like to see more evidence that Short Term Rentals increase water usage. I actually find there is less noise and more respectful people at Short term rentals than long term. There are many rules that Short term tenants have to adhere to. If you have a problem guest, they are generally gone a couple days vs a long term tenant that is causing issues.

Screen Name Redacted

1/12/2023 12:30 AM

If the BC government has less crazy rules around landlords vs tenants more people would be willing to offer this service. But when it

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generally favours a tenant that has little skin in the game why would anyone risk bring a landlord. Short term rentals give a home owner an opportunity to make some money, meet new people without a big risk of having a tenant in their property that doesn't pay for months.

Screen Name Redacted

1/12/2023 07:41 AM

The comments sections on the questions don't work! The survey did not explain the dire need for primary accommodation for our workers to be able to find housing. Please not for the survey that I only support vacation rentals with a primary resident.

Screen Name Redacted

1/12/2023 08:21 AM

It appears this survey is slanted to produce the result wanted by the RDOS. This mostly refers to full house vacation rentals not owner occupied homes that have a valid approved secondary accommodation meeting all BC building code requirements (ie. fire safety, electrical, plumbing and heating to code, accessibility safety and on site parking). This survey should have also included this option to obtain an accurate representation of short term rentals.

Screen Name Redacted

1/12/2023 08:58 AM

I had occasion to visit two "under the radar" rental units in the Village of Naramata a couple of days ago. The same owner for each property. Each unit had elements that did not meet safety/building codes (extremely steep staircase leading to a second floor; mold issues on the exterior) and elements in the yard were unsafe. Higher standards than what was on offer to visitors from what we saw on these two properties have to be met by individuals renting out their properties. Sadly, no regulations can address below standard accommodation, unless perhaps vacation rental hosts have to form an association and carrying their approval ensures a certain standard will be met if a visitor rents from one of these members. That said, most importantly, RDOS must require that septic systems be pumped out after each season, and proof provided for the file held on the property operating during the three year period leading up to reapplication for a TUP. Ten occupants, plus their visitors, has a residual impact on the property, especially water and septic use.

Screen Name Redacted

1/12/2023 10:23 AM

TUP does not work in practice as they are temporary. Setting up and running a STR requires much planning and expense and operators need assurances to be able to operate for 24 ++ months to invest and run things properly. A better strategy is to create rules around noise and nuisances as well as property management within 5 mins of the property to guarantee management of the home and compliance with all the rules. A requirement to inform all neighbours and to provide 24/7 contact information in case of emergency or noise etc.... is needed. Water usage is not higher for STR especially if only max 8

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people. That is not different than a resident with summer guests. Note too that off season there is zero water usage in many cases (or very very low) so it would average out.

Screen Name Redacted

1/12/2023 11:40 AM

I operate a tourist based business and depend on them to make a living but I also live here and depend on my neighbours too. We need to go the way of so many other cities, villages and have someone permanently living full time on site. It will be beneficial to both tourism and the community staying vibrant. Great for staffing, your handy father-in-law, elderly lady, single dad or mom with kids, young couple working at the local winery, or any of the other local businesses. Visitor's love the vibe here but with less and less full time residents, young, old, families with kid's, the vibe is sadly disappearing.

Screen Name Redacted

1/12/2023 12:26 PM

I'm one to play by the rules and disclose but the difficulty here or my fear is to open up a can of worms if I apply for one. I think if the RDOS is more lenient and make it easier for home owners (that are present on the property) to operate a TUP it would be beneficial for the RDOS with extra money coming their way and homeowners would be happy to pay the yearly fee and be relieved that they are now playing by the rules and have no fear of getting caught. At least for us, it's certainly not about the money. It's the jumping through a whole lot of hoops to get through. There are a lot of good responsible folks/family out here and this is really helping with mortgage and extra costs. Please make this an easier process. The whole "posting a sign" process I think is a huge waste of resources. When you live in the neighbourhood, you know who is operating these Air bnb and everyone is extremely respectful. I totally appreciate the fact that nobody wants to have a massive home next to them being posted as a party place. So far everyone, even the bigger empty homes have been very respectful and the owners are usually easy to reach should their guests be out of place or noisy. I seriously think that home owners that are present 365 days a year to monitor their guests/noise should have an easier time with obtaining a permit. OK I think you got my point. Thank you so much

Screen Name Redacted

1/12/2023 12:50 PM

Regarding Question 20 - my answers reflect that I strongly oppose the current TUP process as it is a complete waste of resources and it is clearly not working. Please update the bylaws to reduce capacity and add an owner/long term resident on the property as most other communities in this province have already done. A daily fine for operating outside of the bylaws put onto the taxes of the property in question would deter most rule breakers. This issue has been made clear to the RDOS by many groups and members of this community for YEARS. The future of our school and sense of community in

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Naramata STRONGLY depend on the swift action we hope that you take on this issue. Limiting the amount of days that a TUP can operate in a year only exacerbates the problems that full house Vacation Rentals cause as those houses mostly then sit empty for the rest of the year and does not promote year-round tourism opportunities. This does nothing to help our local businesses and sense of community. Thanks for the opportunity to continue to give you feedback on this topic.

Screen Name Redacted

1/12/2023 01:12 PM

I indicated these rentals are important to the local economy, I did so because in my opinion it has an important negative effect. Allowing these home to be used in such a manner has increased the housing values to a point where the young families who were previously renting and had aspirations of one day buying is now impossible. These valued residents have had to move away taking with them, their skills, enthusiasm for our community, their children etc. A true cost to our village including the economy. These homes, now "dark homes" sit empty for more than half the year, certainly not adding to the economy in a positive way.

Screen Name Redacted

1/12/2023 01:29 PM

If vacation rules change and require a permanent resident to live on the property, then this is essentially the same as a B & B. B & Bs do not require permits so neither should vacation rentals. They should all be treated the same. Thank you.

Screen Name Redacted

1/12/2023 02:39 PM

The one aspect, which is not being addressed is that living next door to a vacation rental is that day in day out all summer, i am living next door to people on vacation. From 7 am -10 pm, there is a noise level, even if not obnoxious partying, there are different dogs barking, kids crying, playing , laughing - all day everyday. All summer long. And unlike living next to neighbors with small kids they don't grow up, bc next week/year there will be new guests. I am surrounded by 3-4 vacation rentals, and there is increase traffic, noise, and absolutely no sense of community anymore. My enjoyment of my dream property is diminished. The community is gone. I can not contact the owner to complain of kids playing all day everyday- bc that's not illegal, or against noise rules. It sounds grumpy, but honestly, i didnt purchase a home near a hotel/motel, for that reason. This has become a business model for people, and it's wrong.

Screen Name Redacted

1/12/2023 03:36 PM

Vacation rentals in our area is crucial to support our local businesses. Low income residents are constantly complaining of affordable housing. This is ridiculous, make better choices people. Taking away the ability for homeowners to generate additional income, mortgage

helpers is a positive solution for some. It's a win/win. We cannot punish people for doing their best. Low incomers can't afford these rentals anyway.. and having Low income renters in a secondary suite is definitely not welcome! It's a separate issue all together. The Cities and rdos need to focus attention on job creation, better industries, better high paying jobs, education to get people higher income. The so called supporters of 'support local' groups won't have any business if vacationers are not welcome. It's ludicrous to listen to the irony. Please listen to everyone, not just the whiners... they're whining because of their own poor choices in life.

Screen Name Redacted

1/12/2023 07:19 PM

I support the idea that there must be a long term tenant or owner living on site.

Screen Name Redacted

1/12/2023 07:25 PM

Not in favour of tups or commercialization of homes save these spaces for permanent renters or homeowners. Absent homeowners do not add any value to the community

Screen Name Redacted

1/12/2023 08:06 PM

Please limit the number of people in vacation rental and "police" with fines etc the use of such properties we almost lost our home several years ago because a shorter term renter didn't turn off a BBQ which caused the residence to burn. Without the amazing job of the fire dept seven homes were at imminent risk of catching fire as the fire moved through the pine trees

Screen Name Redacted

1/13/2023 07:57 AM

Tired of a new face peering over the fence every week. We have 3 VRBO's in a 200 meter radius. The one next door has suspect septic system approval apparently These vacation rentals have destroyed what was Naramata we knew 20 years ago. The community spirit is not the same and at time various community groups, like the fire department, have a difficult time recruiting members as 30% of the homes are secondary or VRBO residences. Who is responsible if the RDOS do not issue business licenses and the current lot of VRBO's do not remit their GST or PST ? The RDOS could take a page from other jurisdictions and see how they manage this scourge. First step would be having a long term resident, owner or renter on a yearly basis, reside in the dwelling. However the RDOS would have to be prepared to enforce this with court action. One resident in Naramata has several VRB's I believe but we never see the variance sign out front, a I'm going to do as I please attitude. It's a mess that is in the process of destroying the uniqueness of Naramata with the RDOS creating rules but not enforcing them.

Screen Name Redacted

1/13/2023 08:26 AM

Anything that would increase housing stock for permanent residents in the regulations would be advisable. We cannot find accommodation for people to work in our local business. Accessory dwellings , above garage or actual bnb with in the residence as vacation rentals with a resident living on the property creates a balance.that would benefit tourism to the area and they would not take all accommodations from the rental available pool. Short term rentals add to drive up home prices as the homes become a business not a residence . This is different than a mortgage helper that has a resident living there. In addition,more hotel accommodation or resort accommodation available in naramata in general is needed Legitimately zoned hotel , motel and resort accommodation contribute taxes , employment and infrastructure to the community . More places like sandy beach lodge, village motel that drive tourists to the area who dine out, shop in our stores buy from our businesses.

Screen Name Redacted

1/13/2023 08:08 AM

The majority of the answers to these questuons need to be qualified. Vacation rentals should only be allowed if the owner lives there permnently. This is a mortgage helper. If they do not live there, it is a busines! We need housing for families and workers. Period. Commercial development such as hotels/motels will come with demand for more holiday aaccomodations.

Screen Name Redacted

1/13/2023 08:05 AM

Please consider regular health and safety inspections of short-term rentals before issuing or renewing a TUP. We rented a cabin at the former Idabel Lake Resort. It was dilapidated and unsafe, including rodent infestation. We were under a boil water advisory also. The water from the tap was orange. We were very concerned about our health using that water. The sewage pipes were also blocked and sewage was bubbling up from the ground, so we could not use the toilets or bathtub. We saw no evidence posted that this property had a TUP in place. Why are these slum landlords still allowed to rent out their properties? Stricter rules and regulations are required and fines for non-compliance are needed asap!!!

Screen Name Redacted

1/13/2023 01:28 PM

The rentals play avery important role to assist the local community economy, both with people visiting and the property owners/operators. All over the world rentals are assisting the agricultural communities.

Screen Name Redacted

1/13/2023 03:01 PM

Vacation rentals are killing our community as more and more houses remain empty through the winter and are a revolving door of people throughout the summer. Our village can not be allowed to become a commodity for rich people to exploit for profit. Change the rules to ensure someone is on site at all times and enforce the rules please!

Screen Name Redacted

1/13/2023 03:19 PM

Leave it up the owners to decide what they want to do with their own property.

Screen Name Redacted

1/13/2023 03:32 PM

In my opinion, I believe that it is the decision of the homeowner and the tenant market to decide. If there are too many fees attached to getting a vacation property listed (which will be put into the nightly rate) people will use other options. Renters will be able to determine what they want, if there are too many houses, it makes it much more of a challenge. In my experience, most of the renters whom I have come across come into the province for longer timeframes and want to experience the lifestyle of being in wine country before buying real estate out here. I don't believe we should have roadblocks that makes it harder and harder for people to test out life in our wonderful community. We live in a hidden gem, let's make it easier to share with the world, let's not add more rules and regulations to it. Currently all of the hotels are able to make most of the money coming from tourists whom are visiting us. Being able to receive a little bit of income to help on the mortgage and cover expenses would be a wonderful thing.

Screen Name Redacted

1/13/2023 05:28 PM

The owners of vacation rentals must be accountable for the behaviour of their renters. The only effective manner in which this can be accountability can be maintained is the requirement for an on-site manager.

Screen Name Redacted

1/14/2023 11:49 AM

Increase the radius for from 100m to inform neighbours of proposed TUPS and increase radius between vacation rentals and or set a maximum allowed with a community. Also hire more people to investigate illegal vacation rental complaints and complaints for existing and all future vacation rentals.

Screen Name Redacted

1/14/2023 03:19 PM

Tup is being used as a business model for real estate investors whom do not care about the community in which they operate they only care about profits. Our neighbour currently operates 5 air b&bs of which he doesnt have TUP's. The RDOS should limit the amount of TUP's to 1 per Owner in any given area. I realize that investment groups would just put a different owner on the permit to skirt the rules. The amount of money these people are making is staggering. Meanwhile local schools will be shutting down due to loss of enrollment. Local businesses have lost customers during the winter months due to vacation rentals that are vacant during the winter months. This issue needs to get some bylaws in place with some teeth that would fine profit model investors substantially (ie \$1000. per day fines) put on

their property taxes. There should also be some heavy costs to start up such businesses ( \$10,000. per year) that would be used to offset costs to residents who actually live in the area. These monies could be used to build infrastructure, sports facilities and services in the area, perhaps it could also be used to help the homeless and substance abusers with treatment facilities.

Screen Name Redacted

1/14/2023 04:18 PM

Without tourism this community will not survive. Tourist spend massive amounts of money in the community. Restricting vacation rentals will only mean more people leaving their second home empty it will not increase long term rentals. Being a long term landlord in BC is a horrible experience. Bad Airbnb tenants are gone after the weekend. Bad long term renters can take a year to get rid of and can be horrible for landlord and neighbors. I would take a bad Airbnb for a couple days than bad long term renters for months or years. I suspect the ratio of noisy Airbnb days to regular is very small.

Screen Name Redacted

1/14/2023 04:57 PM

Our neighbours on Granite Crt were denied a TUP yet proceeded to run an unsupervised Vacation Rental throughout the summer of 2022 with NO CONSEQUENCES. What good is your TUP process when owners ignore the results?

Screen Name Redacted

1/14/2023 06:03 PM

With out an increase in infrastructure to water, roads, attractions such as trails, parks etc there should be no more vacation rentals. People LIVE in these neighbourhoods — worked hard to be here and care about the community — we would like to see respect and responsibility.

Screen Name Redacted

1/14/2023 06:07 PM

We need permanent long term residents living in our community to keep the school and community services viable.

Screen Name Redacted

1/16/2023 08:32 AM

The most critical thing is to have a person monitoring the vacation rental situation - things like unannounced inspections, keeping of a register showing all the licensed vacation rentals, ensuring that vacation rentals are properly cover by the necessary insurance, etc. I also think that the property taxes on homes used for vacation rentals should be higher - this is the only way for money from short term rentals to come into the local economy. Because the rentals are short term, the amount spent at the store and restaurants is relatively low. If the rentals are taxed higher, the money earned just goes into the pocket of the owner. I think Naramata needs to place its emphasis on providing long term rentals with leases, rather than vacation rentals. Long term rentals of suites would not require the owner to also live in

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the building.

Screen Name Redacted

1/16/2023 01:51 PM

People in Naramata blame the lack of affordable housing on short term rentals. People in Naramata also blame the lack of long term rentals on short term rentals. The fact is supply and demand. Naramata will always have a low supply of homes and high demand.

Screen Name Redacted

1/16/2023 04:05 PM

Too many rich folk come here, buy up properties, rent them for a few years then cash out and leave. We need a robust population of families and workers who live here and contribute to the community. We have five dark houses right across from us. Please consider balance between vacation rentals and long term housing. We need to grow our community with people who live here.

Screen Name Redacted

1/17/2023 10:31 AM

Thank you for the opportunity.

Screen Name Redacted

1/17/2023 12:50 PM

BnB in my opinion is an absolute necessity to support wineries, restaurants, home owners, tourism. I know there are elites that believe that there should be no rentals of any sort due to their personal backgrounds and how much money they have in their bank accounts. It should not matter how much money you have or do not have but rather work together as a community to build an inclusive environment that we can all share and enjoy. Putting barricades up to stop people enjoying the wonderful community is just not the right direction.

Screen Name Redacted

1/17/2023 03:53 PM

Respect private property rights

Screen Name Redacted

1/17/2023 04:08 PM

We love travelling all over the world and have never had a problem with any issues with a BnB or VRBO. I dont understand why Naramata would be different than any other place in the world. Just doesnt make any sense.

Screen Name Redacted

1/17/2023 07:36 PM

2 actions will make this problem disappear 1. Have a resident or long term renter living in the house 2. Maximum renters 6 including children (this alleviates multiple families renting together - in our neighbours case for a total of 12 renters - and they did not have a TUP - and they were very noisy and inconsiderate!!! And then MUST have a system for enforcement (\$1000 a day fines if caught breaking the rules) yes \$1000 otherwise these vacation rentals make way too

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much money and will continue to break the rules

Screen Name Redacted

1/17/2023 08:49 PM

The septic inspection should not only ensure the septic system is in good working order, it should also ensure that the system is sized appropriately. The system must be able to treat waste for the maximum number of guests, day after day, without becoming overloaded and flooding or seeping onto adjacent properties or into the lake. A system originally designed for a family may not be large enough if the home is converted to a vacation rental that accommodates a larger number of people (keeping in mind that more beds = more income).

Screen Name Redacted

1/18/2023 03:58 AM

The increase in vacation rental is out of control and impacting important workers that we need in the area having a place to live. It is the number one issue for housing affordability being a challenge in the area. It is very unfair to the community that there is no enforceability. If tourism is to continue, we need places for staff to live. There is currently no balance and the area is oversaturated with vacation rental. Please take action and enforce regulations and limit vacation rental.

Screen Name Redacted

1/18/2023 02:15 PM

As long as the owner is on the property an extra serviced building should be allowed to be used for vacation rental.

Screen Name Redacted

1/19/2023 05:00 PM

I think that it is important that if the RDOS wants to ensure that there is more low cost housing for temporary staff that working farms( which should not be limited to farms over a certain acreage but by income and tax paid by the farm from farm sales) be allowed to bring appropriate temporary housing facilities on site. It makes no sense not to have affordable or free housing available for workers if there is septic and washing available. Also, if neighbours are allowed to have input on a TUP it could be for personal vendettas not because of noise or traffic. It would be most unfair to only allow a certain number in a limited area as how would it be equitably dispersed? I do feel it is important to have a caretaker on site as that would help ensure that there was housing for long term tenants and make vacationers keep within the rules. Making sure a caretaker is on site at all times when renting lowers the chance that wealthy people just buy up homes and make money that does not stay in the community nor allows for long term renters in the community. All TUP should be required to donate to the community by ensuring proper taxes are paid for rentals and perhaps engagement and supporting Discover Naramata. Making sure that all vacation rentals or bnb support Discover Naramata and pay a small percentage for all stays ensures that some of the money

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stays in the community. I think that all rentals should be made accountable so that appropriate taxes are paid and thereby supporting the community.

Screen Name Redacted

1/19/2023 07:49 AM

The benefits of vacation rentals far outweigh the negatives, current RDOS rules are reasonable and effective. Problem owners can be identified and dealt with. Without a system illegal vacation rentals will increase.

Screen Name Redacted

1/19/2023 02:45 PM

My suggestions 1) If owner ( not a tenant) lives onsite and is on site when house is rented out, then I think owner should be able to rent out parts of their house without a permit 2) I think what needs to be restricted is people who are buying houses just to rent them out as vacation rentals (as this is very lucrative). This just destroys the community and should either be restricted or jnot permitted at all 3) I think the current rental permit process is very time consuming and costly for the RDOS. The process can be simplified is you only allow people to rent out their place if they live on the premises. This is done in many community and works very well.

Screen Name Redacted

1/19/2023 07:47 PM

Naramata is such a small community, losing long term rentals each year yet most of the homes are sitting empty. Our community is dying. One owner in Naramata rents out four houses as vacation rentals, this is insane. I'd like to see a primary resident living at all vacation rentals. Something needs to change, this is way over due.

Screen Name Redacted

1/19/2023 08:09 PM

Not only do people living within a certain distance suffer, the added traffic on our tight roads is very dangerous. Living right on the Main Street, I feel it is unsafe for my kids to play in our front yard.

Screen Name Redacted

1/19/2023 08:59 PM

We need more long term rentals or this community will not survive, the school will be shut in a matter of years

Screen Name Redacted

1/19/2023 10:57 PM

The TUP is currently cost prohibitive for a homeowner who is not a dedicated vacation rental for several months. If a homeowner lives onsite, the concerns from neighbours are dealt with. A TUP should only be required if someone is wishing to vacation rental their property full time without actually living onsite.

Screen Name Redacted

1/19/2023 10:58 PM

We rent boats to tourists. We want more Short Term Rentals, not less.

Screen Name Redacted

1/20/2023 02:27 PM

Taxing and enforcement on all vacation rentals will generate more income to pay for it and services for our area. Such as the water tax, uses tax, etc. I am for people making extra money but there is a no over sight or enforcement these things have and will get out of hand, from people speeding through our village, noise complaints, excessive use of our lands and resources. I have noticed an increase of a wide range of issues in Naramata with the growth of the vacation and short term rentals. We need a better system and a controlled amount of permits to be issued and they must pay the extra tax to run there rentals. We need accountability for those who abuse the system or run these rentals without following the correct channels such as fines and higher taxes. These penalties can be added to the RDOS quarterly bills and/or property taxes and increased if the owners continue to cheat the system. Kind Regards.

Screen Name Redacted

1/21/2023 08:57 AM

As with a number of municipalities I believe that the RDOS MUST require a permanent resident to live on the property BEFORE the RDOS issues a vacation rental permit. Also, the RDOS must develop a fine process so that any illegal vacation rental owner is fined say \$300/day for each day it is operated to take the financial incentive away from the illegal operators. I believe they cause the most issues with the whole rental process. The RDOS needs to protect the residents of the district and right now it doesn't look like they are interested or care about them.

Screen Name Redacted

1/21/2023 10:44 AM

Right now the permitting process is a cash grab. There is no incentive for people to permit them. If they don't permit the RDOS has no teeth because we are not a corporation. The only hope to get people to permit is to make it cheap and make it about safety. We want guests to stay in a safe environment with working services and working smoke alarms. If we keep it expensive no one will permit and no safety inspection will be done putting people at risk. As for the water useage increase , this is quite laughable, how can part time houses use more water than full time residents again this is another cash grab discouraging permit use. We know that the only way to enforce rules is to get people to permit so make it enticing not a penalty. Housing is expensive yes , people need mortgage helpers yes, our town was founded as a tourist destination by JM Robinson, people need tourism here for employment. People complain about no long term rentals but this is the most beautiful place to live that is why it is so expensive. Let families try to keep their homes by renting them out short term. Long term tenants ruin your house and are difficult to remove and don't pay their rent. Short term people rarely wreck your house , they pay and way better than monthly renters and leave after a short stay these are the facts right now the process is a mess Look

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at Ucluelet and Tofino they have done it right by having zoning in certain areas for short term. Lastly it's Naïve to think these houses will go back into long term renting if they can't short term, most will just sit empty or people will sell to folks that can afford to hold it without renting them out.

Screen Name Redacted

1/21/2023 01:08 PM

These proposed restrictions seem biased, very much on the premise that ten people will party non-stop at a TUP. We've experienced far more noise/partying/cars when a neighbor has their extended family come to visit for a week. But we would never think to propose restrictions there, and I'm not suggesting you should. It's just a part of living in the Okanagan.

Screen Name Redacted

1/21/2023 01:11 PM

My biggest concern is the loss of community and impact on our school, community activities and vitality. This rental Culture is heartbreaking

Screen Name Redacted

1/21/2023 02:38 PM

Main concern is lack of housing for permanent local workers with it being more financially lucrative to service tourists on a seasonal basis and the subsequent loss of community.

Screen Name Redacted

1/21/2023 07:14 PM

We feel that having all these absentee owners (who finance their mortgages through vacation rentals ) results in none of the usual active involvement in the community that would otherwise occur. We have a good example of this with our next door neighbors as nice as they are.

Screen Name Redacted

1/21/2023 07:25 PM

Most people in this community forget that prior to tourism the school was on the verge of closing and there were minimal jobs in the area, very few people beyond retirees actually lived in Naramata. It is only through tourism that the area has seen a resurgence of popularity and thus a steep rise in home prices. Forcing a limit on vacation rentals aiming to create affordable housing does not work and risks damaging a fragile economy.

Screen Name Redacted

1/22/2023 08:51 AM

Allowing more secondary vacation rentals in non traditional units like Yurts, converted outbuildings, garages while requiring owner or owner's agent occupancy in primary residence would increase year round long term rental availability and the number of problem vacation rentals. A set of enforced standards for parking, septic , # of occupants in the vacation rental must be in place.

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Screen Name Redacted  
1/22/2023 05:36 PM

The survey should address the length of stay. I understand short term rental is less than 1 month. Short weekend stays with multiple people are more likely to favour parties that might be more disturbing vs lets say a week or two for a couple or family

Screen Name Redacted  
1/22/2023 08:33 PM

Community meetings seems to be over kill,

Screen Name Redacted  
1/23/2023 02:27 PM

It is my understanding that the CAO can approve a TUP if no comments/objections have been received from other community members. I feel all TUP applications should be presented to the APC.

Screen Name Redacted  
1/24/2023 09:03 AM

PLEASE require a permanent resident to live on a property that is also providing short term / vacation rentals. We are surrounded by too many empty homes during a housing shortage for young families and our staff. Thank you.

Screen Name Redacted  
1/24/2023 12:12 PM

re question 21, I would be in favour of short term rentals using a recreational vehicle (e.g. camper trailer or travel vehicle with a self contained water and waste water system), if the RV is in a suitable location on private property with appropriate sanitation practices in place

Screen Name Redacted  
1/26/2023 08:49 AM

I think the most important impacts of too many vacation rentals are: the loss of community (especially if the unit sits vacant all winter); and available housing options for lower-income residents and summer employees.

Screen Name Redacted  
1/26/2023 12:02 PM

I live about 75m from a whole house rental. Every arrival is accompanied by shrieks of delight and loud music in the garden stopping me from enjoying my property, let alone sitting outside. This survey is only about permitting. What about enforcement of for example noise, occupancy, parking issues. I have experience of making a complaint about an illegal rental. It took RDOS over a year to send a Bylaw officer to investigate. When I complain about noise to Bylaw or RCMP nothing happens. Renters know they can effectively have many people staying and make as much noise as they want. We need adequate funding for Bylaw so that they come and investigate at the time/date of the complaint. A TUP fee should fund this cost. I once sat for an hour and googled all the whole house rental websites. I found about 50 whole house rentals in Naramata ie no owner/caretaker on site. There is a huge disregard for even getting a permit. Pools are a particular problem and their use creates

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children's noise from early in the morning - not to mention adult partying later.

Screen Name Redacted

1/26/2023 02:11 PM

I am not opposed to homeowners, making some money with their secondary properties to help offset their mortgage costs. I do not agree that one person should own multiple properties and have them rented out, that is where the effect would be felt on long-term rentals. One TUP per applicant.

Screen Name Redacted

1/26/2023 08:48 PM

For the benefit of the community of Naramata as a whole, I think restricting vacation rental would be of immense help to make sure that people who are part of the community can find somewhere to live. Right now it's almost impossible to find year-round rental. I work at the Naramata elementary school and I know that one of the issues the school has with staffing is that people struggle finding places to live. As well, most families with young kids can't find/afford a secure housing option. The negative impact it has on everyone in the community (except possibly people who have the luxury to treat housing as financial investments) will just get worse every year unless we do something about it! Thanks for this survey!

Screen Name Redacted

1/26/2023 08:57 PM

The higher the concentration of TUPs in a small geographical area will undoubtedly over time increase frequency of property crimes. There should be some consideration for either a limit to # of consecutive years a TUP can be renewed or a fixed length of time a TUP is not valid.

Screen Name Redacted

1/27/2023 09:59 AM

Okanagan is very special land and should be considered in its own way versus other areas of BC. Each region in BC deserves specific limits or caps to the amount that capitalism and greed are governed. Specifically the chipping of profit and long-term families without paying into the local area or contributing year-round. Naramata is my home for 3 years and the property value has doubled yet families here are struggling more than ever.

Screen Name Redacted

1/28/2023 02:21 PM

We have had 3 bed and breakfasts near us that never cause problems. The requirement for a primary resident is key to making sure any vacation accommodation is operated well and does not disturb the neighbours. The other reason that B&B's have not caused problems is that they are smaller with only 1 or 2 bedrooms available meaning no more than 2-4 vacationers. That is also key to reducing neighbourhood impact. The unauthorized short-term rental beside us accommodates up to 10 people who then also invite

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additional friends to share the pool, etc during afternoon and evening parties. Make the bed and breakfast more liberal by removing the requirement to serve breakfast and the prohibition against cooking facilities. From the point of view of neighbours, neither of these requirements is necessary to reduce impact. It is the requirement for a primary resident that is key.

Screen Name Redacted

1/28/2023 06:48 PM

Question 18, 19, 21, 22 is a leading question and is not appropriate. You need a choice that concludes that you disagree with any Vacation rentals. These are leading questions that presumes that vacation rentals will be approved. For reasons of inadequate infrastructure to reducing long term rentals to changing neighborhood atmosphere there should be no vacation rentals. There are enough B&Bs available now.

Screen Name Redacted

1/28/2023 07:28 PM

There is already an entirely adequate bed and breakfast bylaw — this short term (ie not complying with BC Tenancy Act) is a waste of taxpayer funded staff time ... and the temporary use permit process is another waste of taxpayer money sponsoring those who want some sort of quick mortgage helper in some cases. We value longterm community — we pay the longterm taxes and support community endeavours and neighbours. Start listening.

Screen Name Redacted

1/28/2023 08:27 PM

Vacation rentals must have an owner or a long term tenant on site.....

Screen Name Redacted

1/28/2023 11:56 PM

Naramata has a stark choice. Stay a village for locals or become a commercialized tourist town for absentee owners. I choose the former even though it may mean a decrease in property values.

Screen Name Redacted

1/29/2023 11:40 AM

Naramata's entire character has been negatively affected by the plethora of summer visitors. They often treat our lovely community like a "short term vacation rental". It's a cliché turned into reality. RDOS should make changes outlined in this document that restrict the numbers of short term rentals, charge more application fees and police the bylaws. There should definitely be an owner/long term tenant or fulltime caretaker on the property. Also, RDOS should grant less TUP's when neighbours ask that the TUP not be granted.

Screen Name Redacted

1/29/2023 12:30 PM

one thing this survey does not include is the affect these vacation rentals have on the year round businesses in the area including staff. I have lived in Naramata for 20 years and have had to struggle with year round bills and mortgage on a seasonal wage. this issue is

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becoming extreme because now naramata has to rely on pentiction staff which are over run in the summertime anyways. we do not need to call for more tourists to the area. we need to figure out how to create community year round.

Screen Name Redacted

1/30/2023 07:24 AM

If the owner is residing in the residence and looking to rent out a secondary suite this should be encouraged for the economy of Naramata. This situation will assure the immediate dealing of any issues with temporary renters.

Screen Name Redacted

1/30/2023 07:28 AM

Since there is no restrictions on taking this survey the ability of one person to enter as many surveys as they wish is a possibility. So someone on either side of the vacation rental issue can skew the stats thus impacting the survey and lessening its information. There should at least be an email requirement to take the survey.

Screen Name Redacted

1/30/2023 09:04 PM

Vacation properties in Naramata add a lot to our community. They pay taxes and bring in tourists who spend a lot of money at local business here. It is ignorant to think that banishing airbnbs will affect long term rentals and home affordability. If you stop short term rentals, Naramata will just become more exclusive, more desirable and therefore more expensive.

Screen Name Redacted

1/31/2023 09:09 AM

Secondary and alternative housing as an option to diversify the offering of housing. In the same way have posible responsible tenants or long term rentals to take care and be responsible of the short term rentals.

Screen Name Redacted

1/31/2023 09:54 AM

Garbage is another huge issue. Renters are either don't know or care about proper garbage disposable. Naramata is a Bear Aware community.

Screen Name Redacted

1/31/2023 10:15 AM

Naramata is being gentrified. I hope changes to vacation rentals will help. One by one my friends who have children & families here are being forced to move out because they can't find year-round rentals. It is extremely hard and disruptive for tenants to have to move out May 1st - Oct 31 - plus the rentals are fully furnished so the renters either have to store their own furniture or get rid of it..

Screen Name Redacted

1/31/2023 10:52 AM

We are in desperate need of long term housing for year round residents and unregulated short term rentals are taking away housing

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supply and should not be able to generate income unless registered and taxed as a business

Screen Name Redacted

1/31/2023 11:08 AM

Seasonal vacation rentals in smaller communities like Naramata impact the make-up of the neighborhood in general. Fewer and fewer people actually live in Naramata with so many houses being used as seasonal vacation rentals which are left vacant outside the summer season - which impacts the year round local economy and livability of the area for locals. If this is to be a resort town only - just issue development permits for hotels and remove houses vs. slowly erode neighborhoods and the community.

Screen Name Redacted

1/31/2023 11:44 AM

We are at a critical breaking point for the community of Naramata, with a huge number of empty houses simultaneous to a shortage of long-term rentals. I don't think we should get rid of vacation rentals -- they provide a nice option for housing the hordes of tourists coming from far and away to enjoy this beautiful place. But I do think that the home owners need to be charged for this. Absentee home-owners should realize that there is a cost to the community, and vacation rentals shouldn't be considered a good way to pay the mortgage or make an easy profit. Fines for illegitimate vacation rentals and permit costs should be large enough that RDOS can hire staff to regulate this, to follow up with complaints etc.

Screen Name Redacted

1/31/2023 12:04 PM

As our area becomes more popular, home owners are gambling on having short term rentals to support their income, where instead, this dwelling could be a long term rental to provide needed homes for those living and working here. STOP the unlimited VRBO's and cap the maximum immediately before our area is deserted in the winter and overrun in the summer. Common sense must come back into reality! Thank you!

Screen Name Redacted

1/31/2023 01:48 PM

Please take necessary steps to increase monitoring and enforcement of air BnB, VRBO, vacation rentals, etc there are 30+ VRBO's listed on the one website alone in electoral area E which is far more than RDOS is reporting. Maintain rentals for actual residents.

Screen Name Redacted

1/31/2023 03:56 PM

Thank you

Screen Name Redacted

1/31/2023 07:03 PM

Most vacation rental homes are empty a large part of the year and Naramata has limited hotel space for tourists who help our community survive.

Screen Name Redacted

1/31/2023 07:35 PM

One application in our subdivision was turned down. 10 letters against, 3 letters of support. 31 people were not heard from assuming they were not affected. Therefore 10 people got there demands approved rather than 34 who were fine with Vacation Rentals

Screen Name Redacted

2/01/2023 11:30 AM

Opposed to commercialization of residential neighborhoods it devalues commercial licences

Screen Name Redacted

2/01/2023 11:43 AM

I live on First St Naramata and have had a vacation rental directly beside me for many years now and have never had an issue with the renters. Screening of potential renters is important but what I have seen over past few yrs is repeat customers who I have gotten to know. They are usually friendly and very tolerant of my very friendly French Bull dog who loves to visit and play with their children. I do not see an issue and for long term tenants they could never afford the monthly rent in many of these lake front properties.

Screen Name Redacted

2/01/2023 11:44 AM

I want the brakes put onto TUP until we have more available housing for people who live here, especially affordable housing.

Screen Name Redacted

2/01/2023 11:59 AM

The last question is IMO the most important one. The owner (or the permanent tenant) should definitely be required to live on any temporary vacation rental property.

Screen Name Redacted

2/01/2023 11:58 AM

The vacation rental in my neighborhood had their TUP rejected and they rent it out in spite of that. The RDOS does not enforce this in anyway which is main reason I oppose vacation rentals in residential neighborhoods. Would only be in favor of condo setup where it is properly managed after approval process.

Screen Name Redacted

2/01/2023 12:06 PM

Noise, loud music, and parties as well as large numbers of people congregating at these rentals are among our biggest concerns and their disregard for the people who actually live in Naramata. After all its party time and they are on vacation!!!!

Screen Name Redacted

2/01/2023 12:13 PM

I think all this effort should be directed within the village but on larger lots- farms, vineyards, ranches the rules should be laxer. These efforts should focus on protecting the village community, neighbours and water/septic use.

Screen Name Redacted

2/01/2023 12:20 PM

This is a divisive issue. Regulation that is equitably applied will provide better oversight and should reduce complaints. Simply enacting a limit in terms of the number of Vacation Rentals may harm the local economy and not having a transparent and equitable process will result in unfair treatment of residents who wish to use their property in this way. I also wholly support the need for a local, 24/7 contact to deal with complaints.

Screen Name Redacted

2/01/2023 01:23 PM

Naramata is fundamentally an agricultural, family, and retirement community. None of these are compatible with home-based vacation rentals. We need housing for young families, and to turn Naramata into a "destination" or a "brand" only makes it more difficult for families who want to live here permanently. A vacation rental will not put young children in our school, nor will it contribute anything meaningful to the local economy. In order to discourage this practice, homes that are designated as vacation rentals should pay a LARGE property tax surcharge, similar to the empty-house property tax surcharge. Should vacation rental regulations be relaxed in our area, the RDOS must hire additional bylaw enforcement, and the costs of these additional services should be borne DIRECTLY by the vacation rental homeowners themselves - these costs must not be borne by long-term residents. Failure to pay these charges must result in property tax liens. Relaxation of vacation rental permitting is not the jurisdictional business model that the RDOS should be advocating. Dave Jorgensen, Naramata.

Screen Name Redacted

2/01/2023 01:07 PM

An unsupervised vacation rental on Granite Court in Naramata has been operating without a TUP after their application was turned down last summer. It ruins the peace and quiet of our neighbourhood. The non resident owners basically "thumbed their nose" at attempts to regulate.

Screen Name Redacted

2/01/2023 01:21 PM

I believe there should be a maximum number of TUP's issued in a particular area. For the village of Naramata, one issue is home sales to investors with an eye only on profit. This results in reductions in many things community, like school attendance, participation in community events, volunteering, off season support for local business, and general medium and long term care for the village. A second more pressing issue is the impact on home value. The ability to generate significant vacation rental income while leaving the property vacant during the off season impacts value and prevents new residents from being able to afford live here.

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Screen Name Redacted

2/01/2023 02:49 PM

The best option would be to eliminate Vacation Rentals altogether.

Screen Name Redacted

2/01/2023 03:08 PM

I think that more people would consider renting property for longer rentals if they could forcibly evict delinquent renters. That's the real problem in BC. No one will rent to people if you can't get them to leave when it's legally time to leave because our laws on squatting are such a mess.

Screen Name Redacted

2/01/2023 06:14 PM

We are very upset that there are multiple people that have bought several properties and have set them up as short term summer vacation rentals. Our community has become a playground for the wealthy and us fulltime residents are becoming fewer and fewer. Our lovely school will end up closing because we don't have young families moving to Naramata. The young families cannot afford to move here now, because cottages in the village are now selling for over a million dollars, and they are sitting empty mostly during the year. A vacation rental that was near my friend, had a fire pit in the front yard. The vacationing people had a fire, during the weather that was over 30 degrees, and a fire ban in place! Also, every evening the "guests" would chat outside on the deck past midnight! Us locals go to work the next day! We don't need people chatting all night, while we are trying to sleep. I firmly believe that if there is a Vacation Rental Policy, it should necessitate a permanent resident on the property.

Screen Name Redacted

2/01/2023 11:19 PM

Many Naramata homes have been bought to be run exclusively as vacation rentals. This means the home is not available for long term rental, the community is being used as a revenue generator not a place for people to live. Plus residents are left to deal with bad behaviour and resource depletion while the owner is absent.

Screen Name Redacted

2/02/2023 12:36 PM

When establishing rules and regulations make sure they are enforceable. And make sure they are enforced. Those who follow the rules should not be penalized. Thanks

Screen Name Redacted

2/02/2023 03:28 PM

There seem to be a fraction of the homes operating as Vacation Rentals that apply and pay for the TUP. A cursory search of listings on sites such as VRBO and casual observation in the Village bears this out. There is no enforcement other than a complaint process that can only be instigated by a direct neighbor. Relying on voluntary enrolment in the TUP program and not limiting numbers of the vacation rentals is not working. We need a new model. Other communities have grappled with the issue and some have had success in making change that works for their neighbourhoods and all

inhabitants. Studying what similar jurisdictions have done, making some proposals and getting public input would be a good start to making change for the benefit of Naramata.

Screen Name Redacted

2/02/2023 03:34 PM

RDOS is not authorized to issue business licenses but they violate the law by issuing the TUP. The TUP is nothing more than a boutique hotel/motel. With the TUP, the owner evades having to collect and remit PST, GST, Occupancy Tax, Hospitality Tax and Income Tax, because no one refers to it as a business. RDOS never asks if the owner has a GST or PST or CRA account. They don't want to know or indicate it is a business. RDOS breaks its own zoning laws, because it would never rezone a single family dwelling into a hotel/motel. The zoning of single family dwellings are not commercial establishments. RDOS designates them as such by allowing a TUP. RDOS has no enforcement staff and except on one occasion, never turns down a TUP application. Instead they rely on neighbors to complain about objectionable behavior from TUPs. In essence, TUPs pit neighbors against neighbors, violate zoning laws and encourage tax evasion. The RDOS bylaw on TUPs cannot usurp the legislative laws concerning business operations and licensing in the province. RDOS should be immediately prevented from issuing and further TUPs.

Screen Name Redacted

2/02/2023 04:44 PM

I own a secondary property in the village and deliberately rent it to long-term, year-round tenants at the minimum I can afford. For my family, this is the right thing to do despite lost earnings. It doesn't always seem like a smart decision and not everyone can do that but Naramata is too small and too divided not to think of the community in a year round context. Permanent residents are furious and frustrated with this issue. Unlimited vacation rentals put locals at a huge disadvantage in many ways and, unchecked, will be the ruin of this village. I work for one of the larger businesses in the area and have been painted with a "you'll never be a local" brush which is really unpleasant and circles back to the anger and powerlessness long time locals are feeling. These particular locals lash out at other locals who have been here less time because it is an available target and seems to make them feel better. That attitude offers no solutions and has the opposite effect "the real locals" want it to. It makes them seem unreasonable, unfriendly, unwelcoming and unwilling to broaden the perspective that new locals, new ideas and compromises can be a good thing. I also notice that some summer residents who have been summer residents for a long time, don't feel they are contributing to the issue in the same way.

Screen Name Redacted

One of the questions is that people do this as a mortgage helper. This

2/03/2023 07:13 AM

is false. Most people who run short term rentals do it as a business. If whole house rentals are to continue, maybe restrict how many weekends in the tourist season a house can be rented out. This would give a neighbor a chance to enjoy their yard space as well. Maybe something like 6 weekends anywhere from April to September long and they have to be spread out evenly throughout the spring and summer months. This way not all the July and August weekends are full. In doing this, people could still have their mortgage helper.

Screen Name Redacted

2/03/2023 09:58 AM

These houses/properties cost too much to expect owners to rent them out long-term. The monthly rent that would be charged would be too high; which doesn't solve that problem. I don't have a rental, but would consider in the future. I have stayed at many and it is our preferred method of travel. There are management companies now that have decibel meters outside of vacation rental homes that manages the sound level. It also manages and enforces quiet time. If the home is too noisy or any noise past a certain time; the renter is sent a message and a phone call. If the noise continues they are called and messaged again. If it continues, then locally someone is notified to go to the house to resolve the issue. I think if people are doing their due diligence, very firm with rules and expectations, renting to small groups, avoiding "party" groups; everyone can cohabitate peacefully.

Screen Name Redacted

2/04/2023 07:47 AM

Limit number of short term rentals in favour of long term sustainable rentals for workforce.

Screen Name Redacted

2/04/2023 09:44 AM

How can you ask the water surcharge question when virtually none of the homes have water meters so there is no means by which you can attest to changes in consumption specific to vacation rentals Septic system reporting should just be the pump out report every 3 to 5 year

Screen Name Redacted

2/04/2023 10:13 AM

I support having the septic system in good working order but as most people get their systems pumped every 3-5 years a report from the pump out should be adequate not an additional charge or inspection. I am concerned that some of the questions are not based on data and yet give a factual statement (ie. water usage) and indicate an inherent bias in the survey. We have had a BnB for years and all of our guests have been incredibly respectful and the neighbors nearest us have never had an issue with the renters as one of us has always been on site to manage. (See question 23) Naramata is a vacation haven for families and Canada has very few of these desired locations. With the wine and beer industries that have popped up in the past this makes it an ideal location to improve on the tourism industry for our local

economy. (Crescent Beach and White Rock are examples of other areas that have this type of draw for vacationers.) Naramata will never go back to the way it was and nor should it. Also the long term rental questions (1-3) will not be solved by decreasing TUPS as people that own 2 homes with one being a Vacation property do not want to have to deal with long term rentals and not be able to use the property for themselves. There are a host of other issues that come with long term rentals as we have experience with this in the past too. Those that own a second home should not have to pay additional fees for water, garbage etc as they already pay taxes for those things and it would be a double dip on the part of the RDOS. Their usage is less then the average home as they are often not in residence. Our country is a capitalist democracy not a socialist society where government can dictate how many homes we own or how we use them. Finally I do not agree with signs that contain personal contact information as this breaks privacy laws. There are other ways to gain contacts. Thank you for your time!

Screen Name Redacted

2/04/2023 05:42 PM

you have not asked about the road congestion. This is a primary concern. The naramata road can not handle endless growth and traffic. there will be a fire someday and our 1 road to penicton could not handle the exodus even now!!!!!! The RDOS wants growth but PLAN FOR SAFETY

Screen Name Redacted

2/04/2023 07:39 PM

I think vacation rentals are very important if you want to bring tourism to the Okanagan Families want to be together not in separate hotel rooms Air bnb are a better way to experience your vacation Most have responsible property owners that are great hosts a few bad ones can be fined if they don't follow the rules In Naramata, there are very few places to stay that are affordable for people so if you want people to come to the village then you need places for them to stay pretty simple

Screen Name Redacted

2/05/2023 11:57 AM

We live fairly close to a property (but not in direct line-of-sight) that was renovated into a 6 bedroom B&B approximately 6 years ago, on Smethurst Road in Naramata. In 2022 it was operated by the new owners as a vacation rental with no residential manager. Generally, there were not that many instances of excessive noise or disturbance, but on a few occasions we were kept awake by noise, but given the topography of the property, were unable to determine the exact origin of the disturbance w/o actually getting up and walking several hundred meters to confirm the source. I suspect that this is not a TUP holder since we have never been informed that it is a VR, and the VRBO website advertises it as "sleeping 12" in the 6 bedrooms, and also that special events can be held with "up to 49

attendees" for an additional fee. This is, by their own admission, a non-conforming property. In my opinion, this type of development is completely inappropriate for a residential neighbourhood. Not only is it non-conforming, the onus seems to be on the neighbours to do any policing required for the property's renters to conform to local bylaws. This would be considerably easier if these properties would clearly inform the neighbours of the intended use of the property and provide a contact number where the owners could, in good faith, be reached directly to intervene in a timely manner if necessary without involving the RDOS in a bureaucratic complaint process. An additional issue is that the RDOS (and hence local taxpayers) may be exposed to some degree of liability in the event that a VRBO may attract a lawsuit due to inappropriate building standards that could be the legal responsibility of the RDOS to enforce. By not proactively enforcing VRBO licensing regulations, technically an insurer could name the RDOS as a co-defendant in any action related to this. Ignorance of the infraction would only be a defence if the RDOS had taken reasonable activities to ensure compliance with bylaws. Hmmm. We purchased our property and built a residence with the understanding that our area was not zoned for "small boutique hotels and events". This involved no small expense for us and is perhaps the largest personal commitment we have ever undertaken. In my opinion, the RDOS breaches its fiduciary responsibility to ensure quiet enjoyment of residential properties by allowing businesses such as the above to flourish in residential areas. My main complaint is that if the RDOS licenses non-resident VRBOs, this will open the door to unfettered investment by non-resident capital. This will bleed any profit from the community, and drive up property values. This excludes an increased number of younger home-buyers from the market, thereby contributing to the continuing problem in Naramata (and elsewhere) of loss of school-aged children and a vibrant mix of generations. VRBO licensing in itself is not necessarily a driver of economic development and tourism — quite the contrary. Capital to supply actual hotel accommodation (with a corresponding increase in the tax base) will find Naramata less attractive if the market is diluted by VRBO options that can be exercised through smaller up-front investment.

Screen Name Redacted

2/05/2023 03:21 PM

I am opposed to the continuation of TUP's and would like to see RDOS end this practice for the following reasons. 1. RDOS is the zoning authority. If more hotels, motels and B&B's are required, let them rezone properties for these commercial activities. In other words, do your job. Rules are rules and property zoned as farmland, parks, retail, commercial and single family homes must be enforced. Vacation rentals are businesses and should exist on the properly zoned lands. If more of these businesses are required, then fix the problem through zoning more of such properties to accommodate

these new businesses. Confidence in Government and the Bureaucracy is based on everyone following the rules. Maintaining order and good governance means abiding by the zoning rules.

2. RDOS is not authorized to issue a business license. But a TUP is a commercial business, that would not be authorized by RDOS under a rezoning application. It is a mini hotel/motel that circumvents the Local Government Act. As such, RDOS does not require or ask that the operator prove the existence of a PST 7% or Short Term Room Rental Tax Account 8% or GST Account 5% or CRA account or the collection and remittance of the provincial tourism hospitality tax 3% as all legally operating motels and hotels must do. They are aiding and abetting tax evasion, an illegal activity under CRA rules. Even under BC's Registry Services Regulations, Home Based businesses are required to obtain a General Business License. RDOS "bylaws" do not take precedence over Provincial Business licensing and tax laws, and should not to shield TUPs from following the laws. RDOS is punishing legally licensed businesses while promoting non licensed hotels and motels to operate.

3. RDOS cites words such as "typical" and "several criteria" and "tools to regulate and manage" and "public engagement" in their application process. But the fact is RDOS does not make these a mandatory requirements or enforce any of their demands. In fact they do not have any dedicated enforcement staff visiting and enforcing the rules. Public engagement is meaningless as only 2 TUP's have ever been rejected...2 out of 80 or 2.5%. I can provide details of one that was rejected and still continued without RDOS approval. Where is the enforcement? Where are the penalties? Where are their so called "management tools"?

4. The term, "temporary" is a fictitious. An operator after one year can renew for an additional 3 years plus have a 3 year extension. Following this, they can apply with an new application for the 3 year and 3 year extension. Hence a TUP is not temporary but a business operating in perpetuity.

5. TUP's divide and destroy neighbors and neighborhoods as RDOS relies on neighbors to do the policing work that the RDOS should be doing.

6. The zoning term, "Single Family Residents" is being destroyed and rendered meaningless by RDOS, the legal authority that is responsible for zoning integrity and maintenance. This happens when RDOS allows a single family residence to become a commercial hotel/motel.

7. There is no difference between a commercial hotel/motel and TUP. Both can erect illuminated signage. Both can advertise on any commercial site. Both offer short term accommodations. Except the former operates legally with a business license and the latter illegally with approval from RDOS who is not authorized to issue a business license.

8. The problem is getting more acute as RDOS cowers behind it's bylaws to grant permission to commercial hotels/motels to exist without a businesses license. Of the 75 TUP applications between 2015 and 2021, 23 or 31% occurred in 2021. In 2022 that number increased to 32 applications.

9. TUP's seriously work against the need for more

housing and long term rentals. They divert investments into short term rental properties that stay empty for most of the year. They allow zoned single family homes to be used as commercial properties. They continue this direction (as shown by the application numbers) to satisfy financially the few contrary to the needs and wishes of the community and majority. 10. I recommend that RDOS seek a ruling from the following agencies Canada Revenue Agency (CRA), Municipal & Regional District Tax of BC (MRDT), B.C.'s Registry Services Regulations to determine if they are violating several laws and acts by approving and allowing commercial hotels and motels to operate without determining their adherence to proper licensing and registry authorization. I suspect that RDOS will receive an unfavorable ruling.

Screen Name Redacted

2/06/2023 10:26 AM

Less regulations the better.

Screen Name Redacted

2/08/2023 11:02 PM

Ref pt 16. Again, if owner is required to be living and staying on the property while a renter is in house then should not be an issue, thus our 'not supported' answer here. Ref pt 19. (and even a few others) would likely be mostly not required if owner is required to home during a renter's stay. Ref pt 23. Should read: Require the owner of the home must be living and staying at the home when being rented (yes, of course the owner can go to work etc. but must be in the home other than that, to receive and deal with any complaints by neighbours should such arise). If the owner is unwilling to deal properly with neighbourhood complaints that are legitimate then there should be a quick response to removal of license.

Screen Name Redacted

2/09/2023 06:19 AM

When a Vacation rental application is in front of the RDOS..please listen to the feedback you receive from the impacted neighbours. Otherwise it's not worth getting the feedback...I'm speaking from experience.

Screen Name Redacted

2/10/2023 07:01 PM

I believe Vacation Rentals are negatively impacting Naramata....they take away long term rentals from a very tight rental market, they encourage and even facilitate the marketing of potential buyers to purchase based on operating a Vacation Rental and I would suggest that this may inflate the already high property prices that are we are seeing taking place. Many people are not following the rules around Vacation Rentals and are operating outside of the regulations. Proper enforcement including monitoring and follow up of web sites and social media, and those not following the rules, definitely needs to take place. The fees that are charged to applicants need to properly cover the costs incurred for the RDOS to make sure that people are

doing it correctly. On site managers are a must to deal with issues that arise and to keep noise and potential rowdy guests in check. They are also there to deal with potential complaints from neighbors. Also important is a reduction in the maximum number of people. We have heard that over 40% of Naramata homes are sitting empty a good portion of the year, this certainly tells us that people are buying properties in our area for investment or retirement. It's fair enough to make these purchases but follow the rules around Vacation Rentals, encourage longer term rentals until they retire or sell. It's sad seeing people scrambling to find a rental property while all these properties sit empty or get held for Vacation Rentals. Thank you for the opportunity for feedback.

Screen Name Redacted

2/12/2023 08:57 PM

I want to confirm.....I am not in favour of these short term rentals. I do not stay in them when I travel. We do not have affordable rentals in our community and actually there is a shortage of long term rentals in Naramata. There are too many dark houses in our community. The vacation homes create noise by people just travelling through. They do not build communities.

Screen Name Redacted

2/13/2023 11:06 AM

There is a clear need for vacation rentals to support tourism to our community. The conversion of dwellings from year-round rentals into vacation rentals is a major contributor to housing insecurity in our community. Workers simply can't afford to live in the community where they work and public transportation infrastructure isn't there to offset so folks can't live in Penticton either unless they have a vehicle.

Screen Name Redacted

2/13/2023 11:30 AM

I think vacation rentals are a great idea, but they have to be well-managed and controlled and too many can hurt housing stock for locals. A tricky subject!

Screen Name Redacted

2/14/2023 11:41 PM

Questions 13-23 assume that the person doing the survey accepts the existence of a normally non-permitted commercial vacation rental in a residential zoning. Questions 12-23 need to provide an answer option for people who want the R.D.O.S, to adhere to residential zoning bylaws - which do not permit commercial vacation rentals in a area zoned residential .

**Optional question** (142 response(s), 227 skipped)

**Question type:** Essay Question

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