

Attachment 1 - Written Comments

1	<p>1. Thank you for encouraging community engagement. 2. I think that the seemingly arbitrary maximum of 6 guests is not useful to the VRBO community owners and guests. Some rentals would not have adequate size/#bedrooms/parking/... for 6 guests and some rentals have more than adequate size/#bedrooms/parking ... for much more than 6. I have a capacity listed with VRBO as 8 and can accommodate 10 with individual beds ... etc.. We also have interconnected smoke/H2O2 alarms and sprinkler system. I think that the entire facility used for the rental should be assessed with parameters regulating maximum capacity. For example, our facility is for families (intergeneration with children). It is very difficult for families to vacation together where the needs of all age groups is considered and is affordable. This does not happen with motels or hotels without a significant more cost and less room available with direct access to outside yard. Perhaps VRBO owners could have the additional regulations that would self-limit their own business to a certain extent, knowing that operating within the regulations will be the ultimate jurisdiction of the corporation and other agencies (fire, health...). Thank you.</p> <p>Respectfully submitted Kerry Allen-Mott</p>
2	A multi levelled registration fee system would be the best .
3	A requirement for the business license: Police/Criminal check done on owners and/or operators BEFORE license issuance.
4	A short term renter should not be permitted to disturb the neighbours no matter how long they THINK they have rented the property for. One Warning. Then EVICTION - City needs to assist with this to make sure it happens.
5	Agriculture and Prime time for rentals is strongly needed
6	Airbnb has specific rules to renting a unit through them. Photos have to sent in to them, the unit has to be cleaned after every use. They have a Business License, and they take care of all Legal issues that arise! All rents are paid to them. To me I think Airbnb has a better Business Model than Summerland can do. I have rented through Airbnb. They have been all very nice, the rules are very specific for the Landlord and the Tenant. Have always had someone to contact if there was a problem. Excellant way to travel
7	All rentals are already quite expensive and becoming increasingly more so. Maybe there should be a cap on rental fees??
8	All short term rentals shoyld require business licences and have to pay additional property tax and taxed on income.
9	All these will do is decrease our affordable long-term housing availability which is already in a crisis situation. With Covid people are home more and we are already dealing with increased problems with noise issues and bylaw in fraction and friction between residents in residential neighbourhoods. I moved here for peace not to be immersed in a hotel strip with even less restrictions.
10	allow short term rentals to prevail. Concentrate on more profound topics like proper road road repair and white lines etc
11	Allowing them is unfair to hotels/motels and families in single family residential subdivisons in too many ways.
12	Always seems to be "Party Time"
13	An Air Bnb is in my neighborhood. My neighbourhod is mosyly retirees and young families. The bnb in our neighbourhod has already had noise complaints and fights break out. The owners are currently living out of province. Do not enjoy having a short tefm rental near by.
14	Another concern would be businesses license, assuring the property is up to code, covid cleaned, and that they pay taxes for monies received. Also noise and parking would be an issue as I have seen with Air bnb, where they say on street parking.

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15	As a home owner in summerland, I will be strongly opposed to any short term rentals within the municipality. A definite "no" in my neighbourhood. Leave short term rentals to local motel and hotel, resort businesses.
16	As an owner/operator and manager of this type of vacation rental property throughout the South Okanagan, I can testify to the very high demand and low supply. For the past 6 years of experience in doing this, we have found very few problems with neighbours, provided the properties are properly managed and offer plenty of on site parking.
17	As long as there is a housing shortage and crisis, the city should not allow this type of business in Summerland
18	As someone who has a short term rental in Summerland, I think licensing is important - I'm all for that. It's my dream to call Summerland full-time one day which is why we have the short-term rental so I can still come every month but other families can enjoy my home in the meantime until I can financially make that move (I have an on-site care taker as well to ensure there are no parties, emergencies, issues, etc.).
19	as we need tourist dollars i think that we need to embrace this way of getting holiday makers to come to Summerland...
20	At the proposed Open House, perhaps display copies of bylaws that other jurisdictions have successfully implemented. This might avoid the risk that staff or the inevitable consultant may have overlooked something that is critical to such a bylaw.
21	Bad idea. Just one more thing an already bylaws enforcement officer will have to oversee.
22	Based on publicly available reports over the years, which outline instances of gross misconduct by renters which negatively affect adjacent occupants of "Airbnb" managed rental properties, I feel that Summerland's proposed rental bylaws should expressly prohibit third-party operators like Airbnb from being licensed to manage rentals
23	Build more houses. Work towards higher density living (apartments, sky rises). Invest in infrastructure that will be useful for future growth. Anytime you try to regulate something, it's likely not the right move unless it saves lives.
24	Business Must be year round. This will deter the short term rentals off season. Hopefully to open rentals for year round. Long term rentals, improving the long term rental situation, would provide a steady income to owner rather than Seasonally. Enact a bylaw to help control rent costs to the renter. The owner would have to prove cost of maintaining property....including mortgage, applicable utilities and taxes
25	can you please establish an easy-to-go-to online registry of short term rentals so we can verify if our neighbours are operating an illegal business? we have out of town owners who only allow short term rentals and it has really impacted the quality of our neighbourhood. I would like to know that they are contributing to the taxes here through a business license but don't know how to verify that
26	Cities are putting in place measures to stop short term rentals as they have now seen how destructive they are to communities. Why would Summerland even consider introducing a measure that is known to DESTROY affordable housing and DESTROY communities leaving houses vacant except for weekends. Learn from the mistakes of big cities like New Orleans. We moved to residential neighborhoods- not into hotels.
27	Clearly strata properties have their own rules however what a single family home owner chooses to do on their property is really their business if it's not directly negative to the Neighbours as it's breaking regular bylaws that even a home owner could cause
28	Comment re the last question: a property owner should be able to use their property as a short term rental but NOT a tenant. The tenant has no right to earn revenue from an owners property.

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29	Current bylaws and regulations re: noise complaints, parties, etc negate the requirement for 24/7 operator availability.
30	Density of short term rentals should be looked at : as per units in a condo or apartment complex and a regulated amount of homes per street or given area .
31	Didn't see anything about a spare room being rented out in an owner occupied house that's fine. It's whole houses being rented out that create the problems. Just one Airbnb house on the street can ruin the entire neighborhood.
32	Do you have any additional comments or concerns about short term rentals in Summerland?
33	Ensure owners pay the PST to the BC Government or revoke their license. License fee to be approximately \$800 per year. Fire safety requirements to include evacuation plan, fire extinguishers, hard wired smoke detectors. Noise
34	Everything depends on enforcement of regulations by the District; otherwise it's just words...
35	Families using/staying at short term rental is not a bad idea. Having party houses is not. The noise, the parking and smoking on patios are problem issues with short term tenants. Is the council willing to take on the position of arbitrator when there are issues?
36	focus on fixing the current long term rental housing problem please
37	Follow City of Penticton; tiers work well for licensing
38	Get with the times. And get on board.
39	Government reach is too far. People ought to be able to make money on their properties. Don't turn summerland into an over regulated government bureaucracy. Honestly I am so disgusted by this.
40	Greed has become a huge motivator for people and compassion has left. Only the City council can do the right thing for the community
41	had a short term rental next door all summer..people on holiday are not concerned about noise levels or disruptions- they r on holiday so everything they do is acceptable to them. there were up to 10 cars with 20 + people having pool parties. I pay very expensive taxes for my residential property; i did not buy my home next to an amusement park or a hotel.
42	Have no concerns about short term rentals.
43	Having a short term rental allows more money to come into the local economy which benefits for the owner, renter and community.
44	Having had friends directly impacted by short term rentals (in in houses they rented full time
45	Having short term rentals eliminates almost all rentals for Seniors and families. Having long term renters makes for a healthier community.
46	Health and Safety inspections are not required. Guest reviews will keep owners in check. Additional strain on Health Inspectors creates delays and unnecessary costs. Complaints can be followed up if required.
47	Health and safety inspections prior to licensing May be cost prohibitive and time consuming to a point where a license is unreasonably delayed. A checklist accompanied by written certification from the operator that it is/has been followed would be more reasonable. Licensing costs need to be tiered to the number of months the STR is available in a year. Thanks for the opportunity to give input.
48	How can it be ok to have multiple short term rentals & everyone parking on the street?? Fyffe Rd
49	How do you expect to fund enforcement of these regulations? What authority will be delegated to the enforcement agents?

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50	I agree with short term rentals, but not using rental stock of a home or secondary suite. Places suited for vacations such as waterfront, unique character homes or alternative spaces such as glamping spots or remote, parked rvs are more suited for vacations and add to the appeal of the community. Not everyone can afford a home, and rental units allows workers to live and work in the community. Short term rentals can also be portions of a home not necessarily a suite. Regulations should also prevent multiple dwellings managed by one owner
51	I am a frequent visitor to the area.
52	I am concerned that owners may not be allowed to make house-sitting arrangements with friends. For example: we had a couple who are our friends moving to Penticton. There was a 3 week delay in the availability of their new home. We invited them to stay in our condo apartment for the three weeks - no rent charged. We took the opportunity to go on vacation.while they housesat our home. Would this kind of arrangement be allowed?
53	I am extremely concerned about the lack of affordable housing in our community. I know too many low income families who are on the edge of being unhoused due to the high cost of rent. Short term rental decreases even more their chances at finding housing. I'd like to see our community investing in their citizens including low income families.
54	I am generally not in favour of short term rentals outside of commercial short term rental facilities.
55	I am in favour of licensing short term rentals as they are eady in place all over Summerland with no licensing or revenue to Summerland. Liscensing will bring revenue to sufficiently fund staffing levels need to be to be able to enforce these regulations. Not just put into general revenue.
56	I am most concerned with the potential impact on neighborhoods. Increased traffic, street parking, noise (aside from possible partying, guests sometimes arrive late in the evening, so talking, slamming car doors, setting car alarms, etc. are also disruptive and a part of the noise issue, particularly in summer when neighbours are likely either outdoors or indoors with windows open).
57	I am really concerned about the long term rental. It is almost impossible to find a place to stay as is, if there's more short term rental it means less place for local to stay year round. I am also concern about noise, I rent a house beside someone who is renting their second house over the summer, it means , for us anyway, new neighbours every week, that come here to party, no matter what day of the week it is. It is extremely annoying to have people staying up late(pass 11 pm in most case) drinking and talking outside when you're trying to sleep. Cops don't have time to respond to noise complaints like this, they have enough on their plates as is.
58	I answered one question differently than I meant and couldn't go back to change it. With regards to the operator having to display their contact info publicly on site I STRONGLY DISAGREE.
59	I Beleive that short term rentals add local and worldwide tourist with options to come visit one of the most beautiful places in BC. It allows families to visit comfortably and how they want to. It brings money to businesses that could otherwise suffer during difficult times (like covid 19). I understand that some people want their town to never change. This isn't the way to do business. If you want to survive you need to allow business and tourism to thrive. Too many small towns are disappearing each year because they aren't willing to adapt. Summerland should not allow this to happen. Allow short term rentals however possible. It will lead to the next generation being able to keep a small town alive.
60	I believe a property owner has the right to decide what they are gonna do with their home. Weather it's their main home, a long term rental or short term rental. It's expensive to own a home and long term rentals can turn into nightmares as there's no protection for property owners when things go bad. The rental board needs to be revamped or long term rentals will be a thing of the past. I know of several friends that sold their long term rentals due to damages and major loses which make it unaffordable to the property owner forcing them to sell in the end.

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61	I believe less than 30 days rentals will destroy the present community that has taken years to form friendships and trust. I have experienced short term rentals on our street with very aggressive parties and constant violations of rules set forward by the association. We as owners are not interested in losing or dramatically reduced realestate values because of this proposed change.
62	I believe short term rentals are an asset to Summerland, not everyone wants to stay in a hotel or motel, short term rentals are more private and with the current pandemic situation guests are travelling and staying in smaller groups. This past summer the use of short term rentals allowed tourists to visit while Waterfront Hotel was closed. Operating a short term rental with my husband has been rewarding in many ways, it contributes to the economy of Summerland, a lot and I have to say majority of our guests eat out and visit the attractions inclusive of the KVR railway and Summerland Wineries, they even visit our infamous Ladies Auxiliary Thrift Shop. Guests appreciate what Summerland offers and some show an interest in making it there home, others return every year. Summerland has so many attractions and not enough tourism accommodation. We have a business license, we advertise attractions and we enjoy meeting our guests to whom we make ourselves available to at all times.
63	I believe short term rentals should be allowed in Summerland. With the shortage of housing in town owners have to pay premium dollars to own a home , and may have to subsidize their income. If no noise bylaws etc are being broken it should not be an issue. Many home owners are finding that the short term rentals are less of a hassel then having long term tenants.
64	I believe that short term rentals are a valuable asset to the mix of housing within Summerland. They create business opportunities/other income for families - plus attract potential customer to local businesses. We should NOT be trying close down this section of housing.
65	I believe that the occupancy/beds of the property should set the limit to the number of the guests including children. 6 too much for some and too little for others.
66	I believe we should not allow arbitrage (out of town people renting units to turn into STRs.). House owners should lose their license if they allow parties or for commercial uses like movies etc. and excessive noise etc. I am in site and work with my neighbours and reward them for keeping an extra eye and ear.
67	I didn't purchase my home next to a commercial zone (hotel / motel) and do not appreciate constant traffic, parties, garbage (including cigarette butts), lack of parking on this street and having new neighbour's every weekend. There has been two separate STR on this street over the last couple of years and the owners are not present, making it difficult to deal with any of the above situations that arise. If STR were regulated it MAY at least help...
68	I disagree with AirBnBs in general as they have had a negative impact on the rental market. We have a housing crisis in BC and I can't believe Summerland is creating such a permissive draft plan with regard to these short-term rentals. It seems irresponsible. Personally, I also live in a residential area with an AirBNB next door. I don't like having different strangers next door all of the time. It does feel like a neighbourhood anymore. I am also worried about these people seeing what we have in our yard or garage. It does not feel as safe. Lastly, we have had many nights of disrupted sleep due to noise. These people are "on holidays" every night meanwhile we have to get up for work the next morning. I imagine if the people on Council (who will be voting on this plan) had Air BnB neighbours every night, they may also feel differently about this proposal.
69	I do not agree that the operator should have to live in site or respond within 2 hours. I would be comfortable with 6-12 hour response
70	I do not agree with allowing a 'Tenant' with or without owner permission to operate a short term rental. Tenants have too much control through the BC tenancy act, as a formal landlord I think it would be horrific for any tenant to operate a short term rental and regardless of in place bylaws... the BC rentalsman would likely rule against the district of Summerland

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71	I do not believe SFD subdivisions are the place for short term rentals as I certainly did not purchase in my area to have a constant change of people in my neighborhood.
72	I do not have a problem with short term rentals in Summerland. This looks like a piece of over-regulation to me.
73	I do not want a short term rental in my neighborhood
74	I don't think a tenant should be allowed to operate a short term rental
75	I dont like the loud partying. These yahoo's come down, drink and party, disturb the peace, disrespect the neighborhood. We have to work, hold down jobs to live and they think they own the neighborhood! They should stay in hotels where they belong
76	I feel like this survey is skewed toward having to get a business license. I live in an area where there have been many short term rentals over the years and I have never had a problem nor have I heard my neighbours complain at all. At the moment I do not have a short term rental, but I feel that if I choose to rent my house out for a term it should be my choice. I would not consider it to be running a business so I don't feel like it would require a business license. That , to me
77	I feel that allowing short term rentals is a bad idea. I do no want what amounts to a hotel/motel next to my residence. Past experience has shown that many of the people renting these units have absolutely no regard for the neighboring permanent residents. Also I feel that allowing these short term rentals takes away from the people looking for long term housing who actually want to live, work, etc. in our town. Allowing these short term rentals is a bad idea and I certainly hope that our local government can understand this.
78	I have 2 short term rentals in our small neighborhood. Parking is definitely an iss ue. One rental can house up to 9 people. Last weekend there were 7 vehicles parked at that home for the weekend. Both rentals have pools. It's noisy in the summer
79	I have a carriage house the was built for friends and family use when they visit Summerland. I do not wish to be come a long term landlord, nor do I want to lose the ability to have family visit so the property will never be rented out long term. The district considers it a separate residence, so I pay separate flat rate utility fees, even though the property is empty. I would consider short term rental to recover these extra costs, but I do not want it to be a full time business.
80	I have heard nearly endless stories of full time employed individuals with well paying jobs who cannot find rentals in the area. I have an excellent job with a significant budget for accomodation and when I moved to the area it was very difficult to find accomodation for us. All I could find was 6 month winter rentals. I almost did not move here because of this, and I'm sure many in that same situation have not moved here. This is now a massive barrier to attract and retain local full time year round workers who contribute to the economy year round. We are short in every position at the hospital & clinics, there are shortage of restaurant workers, pickers, etc largely in part due to cost of living & inability to find appropriate housing. I do understand short term rentals provide an influx of tourism dollars but I think the downside is fueling runaway housing costs & lack of any type of housing which will have much more significant repercussions to the health of this community long term. I think short term rentals should largely be confined to secondary suites or carriage houses, IF they are permitted at all. The local tourism market will not be ruined if this explosion in the STR market is scaled back to where it was years or a decade ago.
81	I live on a property that has an airbnb and have no issues the use of it everyone is always friendly it does say in there add that I live on property and to watch for the kids playing I strongly agree to have short term rentals as most people don't want to stay near the drug infested motels.
82	I love this town
83	I own in Kelowna, and believe that short term rentals would bring in more people to Summerland increasing the cities revenue and property values.

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84	I short term rentals are a great boost to our small local economy. Tourism is our strongest draw and we shouldn't limit that in any way
85	I think consideration should be given to home owners who do both short term and long term rentals on there property. If the home owner is willing to accommodate both and still live in a trailer on there property. I think that should be allowed. Maybe if there were bylaw in place, more homeowners would be willing to rent out there main residence.if bylaw allowed trailers or mobile homes.
86	I think short term rentals are an important part of the new tourist economy throughout the world and offer an experience unique not only to the region, but to each individual property and it's owners/managers. I also think it can add a bit of economic relief to the agricultural industry throughout the Okanagan, offering a unique experience to the traveller, as well as some financial relief from being at the the whim of nature in regards to your crop and your livelihood. As an Operator we take every opportunity to boost Summerland, it's local businesses, restaurants, hikes and biking trails, beaches etc.. and are often the best resource for a tourist having a great experience in our Community. We provide every guest with information on the local attractions, and how to get there. It's one of the rewards of the job and also the philosophy behind Airbnb bringing the world together through more reasonably priced tourism options, and experiences.
87	I think short term rentals have added to the current extreme housing crisis. Families are without housing in part due to short term rentals. Short term rentals have helped to fuel the increase in property values therefor excluding middle income families from purchasing property. We have constant traffic on our no through road as the result of short term rental.
88	I think that in most cases these accommodations are beneficial to everyone. There are the occasional situations that may need to be dealt with if there's a disturbance of the peace. Most people who can afford this type of accommodation are quiet families or group of mature friends on vacation.
89	I think that short term rentals have been quite successful in Summerland and have attracted alot of people here. Especially as we dont have alot motels. It's a nice experience for visitors to see, feel what it is like living here, hopefully attract more residents and professionals
90	I think that short term rentals should be allowed.
91	I think we should be more inviting, with less rules and restrictions, to allow more people to experience Summerland and what we have to offer. It's a great way to expand our population!
92	I think we should open up these homes for our long term residents. I also don't appreciate strangers coming and going in close proximity to my home. They are often loud and obnoxious to have nearby.
93	I thinkyou are too late. It will be diificult to go back and ask many of my neighbours to go back to some kind of regulation.
94	I use short term rentals out of country and feel there is a place for them as long as the owner follows the regulations and responds to neighbors concern. I live next to a short term rental in Summerland and talked to the owner about parties and public nudity from his short term rentals. He was more careful vetting his renters and we haven't had a problem since.
95	I would hope that council will not allow any short term rentals to be operated without having a live in resident. Without a live in operator what you have allowed is a hotel. Why should nice quiet streets where people have purchased homes be degraded by a decision that would allow unregulated hotels to set up operation and spoil the area. I know of no one who wants an AirBNB on their street. I would ask the councilors if any of them would want this beside their homes?
96	I would like to emphasize the need for operators to reside **on site** , that all guest parking be on the property, not on the street, that short term rental accommodation be limited to one suite per property, that inspection schedules be adhered to very diligently, and that all potential operators be educated regarding the requirements of any municipal bylaws that may affect their rental operations.

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97	I would like to see parking on the street in general monitored; in my neighborhood excess vehicles, boats, trailers are parked on the street, even without Airbnb's or long term rentals. Also, are we going to police illegal suites, with additional vehicles being parked on the streets?
98	I'm happy the council is looking into these concerns.
99	I've had amazing experiences both renting out places, our home etc and vice versa in staying in them. It adds to the culture of the community and drives thriving businesses for both locals and tourists. With sound vetting and rating of guests and landlords, I've rarely seen or heard of problems.
100	If allowed, they should be under the same rules as motels. Short term rentals do not create community and can be very disruptive to a neighborhood. Late hours, increased traffic, lack of respect for those in the neighborhood who work or go to school.
101	If I wanted to live next to a hotel/motel/B&B I would have bought my house next to one. I think out taxes would be better spent doing a survey on the appalling condition of our roads in Summerland!!!
102	If on site parking is a concern, I would like to see policing of residents' personal vehicles FIRST. I live in a neighborhood where ALL of my neighbors park additional vehicles,boats and trailers on the street, making it look like a used parking lot\
103	If short term rentals are allowed and regulated, I would want to see two things in addition: (1) EFFECTIVE incentives for long term rentals; and (2) clear signage and education about the hazards associated with what will surely be increased traffic into agricultural land, where collisions with tractors and shipping vehicles will become more frequent.
104	If short term rentals mean that local families and prospective employees can not find a place to rent because they actually live here in Summerland then short term rentals should not be allowed at all. Also short term rentals are extremely disturbing to the surrounding neighbors with using said properties like they are on vacation everyday.
105	If someone owns a property and " Loans" it to "relatives" to use, while the owners are not in the home, does that fall under the terms of draft plan?
106	If the property being considered is a Strata Property, the strata's bylaws must be taken into account, reviewed, altered and voted on at an AGM.
107	If there is no advertising and the rental is only offered to friends and family, would it fall under the same requirements?
108	If ultimately short term rentals are approved, the bylaw should not allow a tenant to offer short term rentals. Tenants already have less responsibility to the surrounding community, and if they in turn sub-let and especially for a short term, there would likely be even more problems for neighbouring property owners.

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109	<p>I'm very opposed to short term rentals. Disappointed that the survey is very much geared to how to regulate, rather than trying to determine what the concerns are or how important they are. The field to provide additional comments is not displaying all of the text... can't tell if you can see it all and I can't see it to ensure I've made all my points and corrected typos etc. The district already allows suites and bed and breakfast accommodation that adds to the tourism base and provides home owners with a mortgage helper. My neighbors are buying even more homes in the area to increase their holdings and are doing nightly rentals as an investment and a business. Local governments continue to permit mortgage helper uses which are only adding to the already high prices of our homes. Housing will not have a hope of getting more affordable if this trend continues... and continues to expand. Atleast with suites there was rental accommodation being built. Now, local gov't is creating expanded zoning uses which in turn provides more ability to pay the higher prices and pushes the concept of living in a single family dwelling further and further out of reach. I didn't chose to move here to live in an area surrounded by potential hotels with a lack of community. If affordability is the rationale for allowing short term rentals then these regulations will have the opposite effect. Can't stress this enough. I would hope that the citizens of Summerland will have much more opportunity to provide input besides this survey, which is already indicating the decision has been made and instead what rules would you add to make it palatable. Once you allow them, its too late.</p>
110	<p>In an economy where Summerland businesses are struggling to find and retain employees because of lack of housing, it is irresponsible to turn over rental housing to vacationers. Further, short term rentals benefits those who are wealthy enough to be housed an own more than one property, therefore increasing the wealth of the rich and further impoverishing those who are unhoused and struggling. It is unfair and pandering to the rich in this community.</p>
111	<p>In my neighbourhood of Cartwright Avenue north of Jubilee and Herron Road, there are no houses that are occupied consistently with more than 4 people. There are 2 houses</p>
112	<p>In my opinion the most important thing is to limit the number of short term rentals that are available in summer.and so that people can afford to buy and rent homes here as their primary residence. We need the population to support our local businesses year round. We need permanent on-site neighbors who we can connect with to form a vibrant community. Those short term rentals should be varied accommodations so as not to negatively impact any one neighborhood. The short term rental in our neighborhood creates parking issues which lead to safety concerns. The number of people staying in this rental this past summer consistently violated Dr. Henry's clear guidelines. Not only is it important to have new guidelines, it is equally important to have measures put in place that would enforce the new rules. I think this is a much needed and very timely process for our city officials to address! Thanks for this opportunity to provide input!</p>
113	<p>Increase taxes for additional municipal costs for administration and for wages for increased bylaw officers & coverage hours; lack of long term housing is such a severe problem that council must show some conscience by putting those needs as the priority rather than catering to \$\$-grubbing business schemes</p>
114	<p>Interesting that Summerland currently does not allow short term rentals but My home is beside one. The problems for neighbors are so severe that Summerland not allow them at all. Short term rentals make housing even more unaffordable.</p>
115	<p>It brings in tourist \$\$\$ to our community. It also bring \$\$ into the pockets of residents here, and I think many need that xtra income. People who do not "police" their guests should not be allowed to run a short term rental. I would NEVER want to rent for a long term rental as I have witnessed to many horror stories. short term is the only way I would want to rent.</p>

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116	It is a good idea for the integrity of our tourism industry to hold even the air bnb places to a high standard. When you search Airbnb for Golden, BC for example in the month of October 2021 there are 70 places listed in the small town with a monthly rental averaging over \$3000 / month. This is not tourism, this is the rental market being over taken.
117	It would help those in need of extra income with our inflation rate going up
118	Itâ€™s should be treated as a business but itâ€™s should be up to the owners and the city not nieghbours.
119	Itâ€™s very important to me that the property owner lives on site and is physically present when the unit is being rented. I think I it would help to reduce the risk of noise. In residential areas with children on the streets sometimes (areas w/o sidewalks), the parking and traffic speed might be a problem.
120	Just to ensure a short term rental policy won't drive up real estate and lead to only super rich buyers being the only ones who can afford property. Or negatively impact longer term rentals. Already these are issues.
121	Keep Summerland a community.
122	Lack of rental housing is already driving young people out of Summerland, business's are unable to find staff as no one can afford to live here. Short term rentals take valuable suites off the market and need to be banned.
123	Let people
124	Limit the number of Short term rentals permitted per year.
125	Limited amount of short term rentals should be allowed in summerland
126	LONG TERM RENTALS ARE MORE NEEDED THAN SHORT TERM!
127	Long term Rentals are very limited and unaffordable, I personally know people running multiple short term rentals
128	Lots of comments! On the website it states that currently short term rentals are not a permitted use in any zone and that any type of residential housing rented to the travelling public is seen as a bylaw contravention. Yet, in the Summerland Review I read that the RDOS is raising its rate for application and renewal fees for temporary use permits and it gives the rates Summerland currently charges -
129	Lots of short term rentals are not "legal" suites, such an "inlaw suites" and as such arent able to be rented to a tenant long term. Short term rentals are an amazing way for home owners to bring in a little income and allow tourists an alternative to stay in our beautiful town. I believe that short term rentals should be in a primary residence where the homeowner is present. Allowing short term rentals without having owners on site brings in out of town investors who aren't contributing to the community, just pushing up the cost of housing.
130	Main concern is noise, too many unknown people in area and parking becoming a major issue.
131	Mainly opposed to mandating that contact information be on display for all public to see
132	Major concerns around how easy it is to operate a short-term rental vs long term tenancies. This seems to be compounding the issue of available (and affordable) housing. If there were a few more regulations, policies and procedures in palce to operate, I hope that some of these property owners will consider putting their unit into the long-term rental market.
133	Managing the noise is a big concern. Suggest quiet hours between 9pm and 7am. Owner must live on site. Fire plan is a must
134	Maximum 2 adults in any short term rental, with any number of children under age of majority, or single adult children, up to the maximum # of occupants that the District stipulates. So if the maximum occupancy is 6, then the mix could be 1 adult parent, 3 kids under 19, and 2 adult children... or 2 parents, 2 kids under 19 and 2 adult children, etc.
135	Maybe a limit to the number of rentals in one neighbourhood. Who is going to enforce these regulations and what fines are associated with non-compliance.

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136	Most of these questions and the way they were worded lead me to believe that the acceptance of short term rentals in Summerland has already been approved (if not officialy) as have the restrictions/parameters around them. This seems more like an information session rather than a consultation with residents.
137	My biggest concern is that there are no long term rentals. The apartments that are available here are terrible and very expensive so as non home owners there is nowhere to live. We know people who are commuting from West Kelowna to Summerland because of this. And so many places abandoned and empty for 8-10 months of the year.
138	My biggest concern is too much on the street parking
139	My comments seem to have disappeared, apologies if this is a duplicate
140	My concerns are loss of neighbourhood to revolving door guests on the block., increase coming and going of traffic (especially on a dead street. Strangers who are here to take not to give to the community of Summerland... Some residents not only have short termers in their cottage/ carriage house but will rent out their own home as well.
141	My concerns are, how many str properties are there in summerland? I believe the number is much lower than the municipality has been told. Is the cost of regulating more than the income it will produce. I count 12 str on airbnb and 13 on vrbo. Also, the str business is not free money. It is lots of work building and maintaining a str. I am afraid regulating will put many out of business. This will not increase rental pool.
142	My experience is that short term renters are here to enjoy all summerland offers and bring a good level of tourism to our beautiful area - no bad experiences.
143	My major stipulation would be having the property owner living on site during any rental period, and a revokable business license for problem rentals
144	Needless to say I consider short terms rental to be a very bad idea for Summerland.
145	Neighbors are impacted but have zero recourse as police cannot deal with this and property managers won't take responsibility. Terrible idea. Most cities are trying to stop short term rentals to deal with the housing crisis they create.
146	No air bnb
147	No comments about buyers who might be buying to rent out a house as a short-term rental. How to identify speculative buyers?
148	No concerns in supporting free enterprise
149	No short term rentals should be allowed in single family neighbourhoods unless ALL adjacent/surrounding owners agree. No short term rentals should be allowed on any property unless the owners reside permanently within the residence. The onus should be on the owner to police their guests, not the neighbours. All guest parking, including recreational toys, must be on the property at all times. Neighbours should be canvassed when an application is received, and if neighbors do not support, then no license. Many homes are very close and it is a definite loss of privacy and safety concerns. We strongly ask that a higher license fee be applied as some properties are getting as much as \$800/night!! Why was the Summerland Motel's partial zoning recently approved to low-cost housing? At the open house zoom meeting it was stated by Joanne that we have a lack of short term rentals in Summerland? Why did Council make this zoning change if that is considered an issue? It appears that this new legislation assists the speculative home buyer looking to get into the business of rentals. There has been no attention to how a decision to allow short-term rental will affect the value of neighboring properties when trying to sell. Most buyers will not want to live in the vicinity of a short term rental for obvious reasons. Thank you for giving us a voice and we plead with you not to allow absentee owners to rent out their single family homes in established quiet neighborhoods.

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150	Obviously, I don't think it's a good idea. We keep being asked to make policy changes (like this) which have a negative impact on the quality of life for some people. I am very concerned about the detrimental effect that short term rentals will have on the availability of housing for those people who can't afford to buy. Do we want to become a place where only the rich can live and only tourists can stay? Where are the "workers" in Summerland supposed to sleep? Not everyone can afford the down payment on a home.
151	On side with short term rentals in the District; they need to be regulated by District policy; effectively managed by the operator(s); and taxes/fee structures in place to ensure the District is compensated for the short term rental properties
152	On side with short term rentals in the District; they need to be regulated by District policy; effectively managed by the operator(s); and taxes/fee structures in place to ensure the District is compensated for the short term rental properties
153	Only property owners living in Summerland should be able to rent short term. Besides renting a single room in one's house, only carriage houses and secondary suites should be rented short term. Neighbours should be consulted before a business license is given. A limit of complaints should be determined beyond which a business license is removed. Any rules adopted by the municipality SHOULD BE STRICTLY ENFORCED.
154	Operation of an Airbnb is great for the community as all my guests buy local and enjoy all the sites that the Okanagan have to offer
155	Operator should live in the Okanagan area.
156	owner must reside on property full time, and have no complaints from bordering neighbours...no residential short term rentals, except within 150M of lakefront
157	Owner occupied dwellings only ie carriage house, secondary suite..
158	Owners should have to pay an increase in garbage pick up costs as well
159	50% are noisy, disrespectful of neighbours and have an attitude that rules don't apply to them
160	Do not agree with short term rentals. Please see attached letter
161	No neighbourhood should have to tolerate unwanted guests who's sole objective is holiday. Fun loving party goers belong in resorts and hotels. Not in my yard or neighbourhood. STR owners are greedy unlawful people who have milked our community of resources all the while collecting revenue and laughing at our Councils lack of attention to their illegal actions. Lets stop this NOW.
162	Please do not allow
163	Consideration should first be given to long term availability (affordable)
164	Parking, sewer/septic overuse. Remove farm tax exemption
165	Parties, pools, traffic, parking
166	People have a right to make money with their property with minimal red tape from government
167	people should be allowed to do what they want with their property as long as it's being maintained properly. I currently rent out my 2 bedroom suite full time but am seriously thinking of short term rental like my neighbour does because the BC Landlord/Tenant act favours the tenant. Landlords don't have many rights anymore.
168	Please be mindful of those who live here year around, and housing is already extremely limited.
169	Please ensure the owner operator is on site
170	Please explain what a Good Neighbour Agreement is and what is involved in securing such an agreement from neighbours

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171	Please see my communication with the District regarding my nightmarish summer with the long-term rental next door to me. The survey doesn't allow me to reflect this, but I support long-term rental ONLY with the owner on-site. Your draft regulation would do little to ameliorate the terrible circumstances in our neighbourhood this summer. Groups of people take short-term rentals to party. 6 people invite 6 others and the resulting uproar is a terrible disturbance in the neighbourhood. Good neighbour policies do not interest renters, as far as I could tell. By the time the by-law officer tends to a matter, endless problems have occurred. And after the by-law officer has "dealt" with the matter, the problems simply resume, with more phone calls and pleas for quiet. Your proposed draft sounds very thoughtful in theory but doesn't address on-the-ground problems. Take a page from the City of Toronto which simply allows no rentals of less than 28 days. Having the landlord live 24/7 on the property is the only solution.
172	Please take steps to ensure there's enough accommodation for restaurant, small businesses and agricultural workers.
173	Poor behaviour of long term rentals is already a problem. We had a two week long party in the neighbourhood recently. We do not need to make things worse by making Summerland "party hearty" central. I have zero confidence in bylaw enforcing good neighbour agreements etc. to mitigate this. Therefore I am strongly opposed to allowing short term rentals in any form. In addition, many people were attracted to Summerland because it is generally a quiet, relaxed place. If they wanted to be living loud and large, they would have chosen a different part of the OK. So let's not ruin what we have here.
174	Private property owners who also live in the general area should be as free as possible to use their property as they see fit, providing they are accountable for it. My main concern is that temporary renting sometimes discriminates against families/ children.
175	Property owners need to be responsible, those that are not should be regulated.
176	Property owners should be able to do what they want with their property. They purchased, and pay property taxes on said properties, I believe these regulations will significantly impact tourism in our town.
177	regarding page 2, since I can't go back and check my answer, I'm looking at a printed copy and want to ensure that my answers read: "very concerned" for all the options. also, the bottom line for me is that owners of homes turned into businesses such as STR need to be on site or in the immediate neighborhood. A property "manager" who lives in Penticton and receives a noise complaint at 1 am is not going to do any good by the time they get there or contact the "guest" and that is even IF they pick up the phone in the middle of the night. Another point about the question that asks my opinion about STR all year round is: that homes that sit empty, or rent to someone from October to May are not doing this community any better service by displacing people who are desperately looking for something long term - and take the off season simply because they can't find anything else. So I think it is a mute point. If Summerland is going to have STRs -manager on site and limit the number of them allowed in the community. I don't think you'd approve 174 coffee shops (or even 20!)
178	Regulations are long over due. I am tired of having short term rentals next door with no rules. Noise, parking and general disruption of the neighborhood are major concerns. We need firm response to owners of any short term rentals, who flout regulations.
179	Reliable workers are hard to find. I live next to a short term rental and the neighbors bear the negative burden because rental managers are always absent. They have to be onsite all the time in order for nuisances to not land on community members. We all purchased homes in residential districts, NOT COMMERCIAL DISTRICTS!
180	Rent is already not affordable for young adults working entry level employment. Vacation / short term rentals will exhaust the long term rental market reducing supply and increasing unaffordability.
181	Rental market, low vacancy. I think it's fine as long as rules and owner is on site.
182	Short term allows the renter to discontinue with a renter that is

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183	Short term rental are absolutely needed for summerland tourism and economy
184	short term rentals are a blight on the town.. hotels, inns and B and Bs are businesses that are in the business of tourism and guest housing. To think that a VRBO or airbnb would be in my neighbourhood is very disturbing and impacts housing prices. i.e. I would not purchase a home with short term rental as neighbours.
185	Short term rentals are a great way to show case our community and all it has to offer. This will bring more tourists to our town who will spend money in our local stores and shops. With fair regulations it can help home owners make ends meet financially while keeping a low impact on the neighbours and the neighbourhood.
186	Short term rentals are a very valuable asset to our town. They bring tourism. Many landlords are moving away from long term rentals because the tenancy branch favours the tenant and can make it extremely challenging for landlords.
187	Short term rentals are for hotels
188	Short term rentals are making it very difficult for renters who live in our community full time, my home is surrounded byvacation rentals and I pay high taxes to live in a nice community not in a hotel setting where I donâ€™t know any of my neighbors, the only ones who benefit in a neighborhood with short term rentals are absentee owners
189	Short term rentals are responsible for the lack of long term rentals in Summerland
190	Short term rentals bring additional revenue to our community and support small businesses like restaurants, wineries and stores. The vast majority of visitors are respectful and are not there to cause any harm.
191	Short term rentals bring tourist dollars into the city. The occupancy number should be based on how many beds are in the unit being rented out; thus preventing people from sleeping on the floors in addition to the number of beds. I do not believe that limiting the short term rentals will do anything to lower the cost of rent. Mortgages/banks are driving the higher rent. The banks want all costs covered even though we are trying to offer low rent to an elderly lady and we can supplement the rest. Getting neighbours to sign off or agree on rentals is NOT a good idea. Not everyone gets on with their neighbours and they could use it against them, even if there are no issues.
192	Short term rentals brings more people to our community which brings revenue. These answers would be dependent upon the cost of an annual licence. Is the cost reasonable.
193	Short term rentals can ruin neighbourhoods
194	Short term rentals cause too many problems. I did not move into a neighborhood for it to become an unmanaged hotel. It is all the neighbors who experience the problems so having anything but an owner on-site to deal with issues is the only way it can work. Summerland should get with the times and realize most cities no longer want short term rentals now because of how destructive they are to communities. Donâ€™t allow it it now. We already know the temp cannot properly police Summerland, why give them more problems to deal with.
195	Short term rentals DO NOT equal bad neighbors. You could have very bad neighbours that live next door full time! And you could have a vacation rental that cater to great neighbours!
196	Short term rentals DO NOT equal bad neighbors. You could have very bad neighbours that live next door full time! And you could have a vacation rental that cater to great neighbours! The two are not related. Also, we are regular folk, not a multinational corporation. We are just getting by like everyone else and trying to make our retirement hopes and dreams come true BECAUSE we want to live in Summerland one day full time!! We LOVE Summerland!!
197	Short term rentals enhance the economy. They come and spend. Summerland needs more ways of generating our economy

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198	Short term rentals have been abused the last few summers. Speaking from experience without trying to be too negative it added a very tainted vibe to our beautiful setting: more garbage, more noise, more unsupervised under age children, more partying and a blatant disrespect for the full time home owner.
199	Short term rentals have negatively impacted the housing market in Summerland and the South Okanagan in general. I live in Summerland and had an awful time finding a long-term rental unit. It took me over 6 months to find something I could afford. I work as an environmental professional. Not only are long-term rentals few and far between already but the price of them has sky rocketed due to their limited availability. If you do a quick search on Air BnB for short term rentals you can see they are plentiful in Summerland. There are SO many potential long term rental units on Air BnB, it is very discouraging for someone moving to the area. Due to the current state of the housing market many young people cannot afford to purchase real estate and are looking to rent. By allowing short term rentals it makes it incredibly difficult to find housing in the area. It really just stops a town like Summerland from welcoming anyone aside from tourists.
200	Short term rentals help bring tourism dollars into our community and help supplement income for some families. Licensing requirements may pose barriers to operating short term rentals and have a net negative economic impact on the community..
201	Short Term rentals need to be removed from Summerland.
202	Short term rentals offer more accommodation options and are good for local economy.
203	Short term rentals often have a negative impact on neighbourhoods because of the transient nature of this rental model. Short term rentals should be placed in higher traffic areas that do not impact residential areas. if placed in higher traffic areas they will also have a positive impact on restaurant and other services.
204	Short term rentals should abolished until long term rental needs at reasonable rates are met and stable
205	Short term rentals should be taxed like any other business
206	Short term rentals should never be allowed in residential areas unless hotel/motel.
207	Short term rentals should not be allowed in residential neighborhoods. That is what hotels are for.
208	Short term rentals should ONLY be permitted when they are the operators primary residence. They should not be allowed to build/create separate units for the sole purpose of short term rentals. We need housing here for long term tenants. If a homeowner wants to rent out their primary residence for short term rentals that's fine, but taking secondary units off the rental market or only renting them from oct-may makes it impossible for this people to live and work in this area.
209	Short term rentals such as VRBO,Airbnb are available throughout the world so I hope Summerland Council will approve these types of accomodations in the town of Summerland. I do not have a short term rental but am a fan of them and have stayed in many not only in BC or Washington State but also in Scotland. I have friends who have stayed in vacation rentals in Summerland and they spend money here in our community. They frequent the pubs, restaurants, stores, Kettle Valley Railway, wineries, etc... These guests bring money into our town! There is room for everyone. Motels, short term rentals, hotels etc... Please allow short term rentals and don't bog it down with too many restrictions. Most have run smoothly and have few complaints. I love to travel and vrbo and airbnb are usually my first choice. I also believe they are mortgage helpers for young people to get into the housing market. I also know retirees in other parts of the Province who operate them successfully without complaints, as a supplement to their income. This greatly helps. Summerland needs to get on board and allow them with few rules. I have family in the UK where this has been common place for years. Renting out a room or part of your home helps people make a living.
210	Short term rentals take away from the needed housing stock in the community. It's already impossible to find affordable housing, this is proven to make it worse.

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211	Short term rentals take away long term rental housing, should be restricted to one rental per owner/business, enforcement of noise and parking etc needs to actually happen and penalties high enough to deter repeated issues
212	Short term rentals will be great for the regional economy, improve property values and create a more vibrant downtown.
213	Short Term Rentals will improve Summerlands economy, and attract more businesses to our district.
214	Short term rentals will ruin our quiet, safe and peaceful town
215	Short term should be a 90 day limit, as this would cover the summer months. Neighbourhoods should be notified if an AirBnB is in operation, in their area. Long term rental housing has been severely impacted by absentee landlords operating AirBnB housing and tenants, with or without owner permission, should not be able to operate AirBnB.
216	Short term vacation rentals attract quality visitors to our region. These visitors typically stay longer, engaging daily with our local services, producers, retailers & restaurants.
217	Short-term rentals should abide by the same regulations as any hotel/motel and the property taxed at the same rate.
218	Short-term rentals will cheapen the feel of Summerland. My wife and I left the lower mainland for exactly this reason: too busy and seemingly no restrictions.
219	STR will have sweeping negative and damaging impacts on the City of Summerland.
220	Strongly Agree that Vacation Rentals should be permitted. Would hope that Summerland follows the City of Penticton guidelines, very smooth and easy process.
221	Summerland needs more affordable housing and long term rentals
222	SUMMERLAND HAS A LONGER TERM RENTAL CRISIS AND RENTAL PRICES ARE EXTRAVAGANT
223	Summerland hasn't had a "Community" feel for over a decade. We lost that for many reasons. My family has been in Summerland since its inception.
224	Summerland is a community and has a community feel. Allowing short term rentals will change the heart of Summerland. We chose to live in Summerland, and purchased a home, because of its community. Allowing short term rentals will make Summerland a weekend party place. Vacationers are not invested in Summerland and do not respect the area like residents. Air BnB and other companies do not care about the community- and many agents of VRBO or other rental sites do not respond to complaints, whether it a short term noise problem or the lack of parking. How will the 2 hour complaint line be handled? Who will enforce these complaints? The already taxed police? What happens when a someone rents and says 6 people are staying, but they have family and friends coming for a 'visit'. What happens when the complaints come in a 2am? Do the tax paying residents have to wait until 4am before there may be a resolution? How are you going to stop agencies from renting out large tracts of condos or cottages, as in Lakehouse or other condo properties? What infrastructure will be in place to allow for the extra people. We already have a water issue, and our roads are not in great shape. Have no problem with Bed and Breakfast- but allowing short term rentals is letting the genie out of the bottle. Once you allow short term rentals- it will change Summerland- for the worse.
225	Summerland is beautiful. We should share it. There
226	Summerland is in desperate need of rental accommodations. People ARE sleeping in their car and getting up in the morning to go to work. We need some sort of VRBO/ AirBNB accommodations but those should be held in basement suites, carriage houses, apartments above the garage or in peoples houses. Many, many families are leaving Summerland because they have nowhere to rent and it doesn't need to be that way.
227	Summerland is very short on accommodation for visitors. We should be drafting regulations that allow for short term rentals but respectful to full time Summerland residents.
228	Summerland needs to be open to guests

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229	Summerland should be unique by outlawing short term rentals in residential zones.
230	survey does not work
231	Tenants who are renting a property already should not be allowed to sublet the property
232	Thank you for the opportunity to provide my input into this important survey. I do have a concern as it relates to the draft regulations proposed to limit occupancy to up to 6 persons for a Short Term Rental unless there is further consultation. I feel that this proposed regulation is not clear. Does this mean that a public consultation to have more than 6 people occupancy is done only one time only for a new short term rental business opening? Or is there to be public consultation every time a booking is made for more than 6 people at the short term rental? I do feel that this proposed regulation does infringe on my right to use my property as I want to. Hoping you can provide clarity. Thank so much. I do feel that Short Term Rentals add to the vibrancy of Summerland and area. Proudly showing off the beautiful area to many tourists from around Canada and the world. Short term rental businesses provide so many local businesses with income and work - from housekeepers, property managers, maintenance people, HVAC companies, hardware, decor stores, landscapers, laundromats and the list goes on and on. Short term rentals are an important tool to keep Summerland and its residents thriving. Thank you.
233	That Summerland allow qualifying agricultural properties (Size wise) to allow a secondary dwelling of up to 970 sq ft (according to the new ALR guidelines). Our agricultural property has had a
234	The 6 person limit is reasonable but should exclude children
235	The belief that short term rentals are removing rentals from long term tenants is short sighted. If property owners wanted to have long term renters they already would especially with rents being so high and supply being so low.
236	The city of Summerland Should mind there business with what I do with my own home as to whom I rent it to and for how long ,oris this just another way to add more taxes
237	The demand for short term vacation rentals indicates a need in the local economy. The city should do its best to foster business and help improve the income of its residents while rewiring accountability. I hope to see Thai get passed and managed in an orderly and progressive manner. Thank you
238	The District has said numerous times that they want to encourage young families and others to live in Summerland. Numerous subdivisions and building permits have been granted this year. It shouldn't surprise anyone that with the increased cost of living and insane housing prices, many families rely on short-term rentals to subsidize these costs and afford their homes. If the new regulations are too restrictive, it will force those with short-term rentals to charge more rent in the off-season to make up for the loss, which doesn't help anyone. The tourism sector has been hit hard by COVID. Airbnb gives families and other user groups with special needs the ability to travel, putting money back into the local community. If regulations are too restrictive, it won't encourage tourists to switch to motels and hotels to stay in Summerland. They will make the 15 min trip to Penticton. The target market for Airbnb is entirely different from the target market for hotels and motels. They should not be compared. Additionally, many people in this community rely on Airbnb's for employment (i.e., cleaners, gardeners, hosts, website managers, etc.). The district needs to think about these residents as well.

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239	The district needs to recognize the value of having Airbnb guests come to our town. Most of my guests would not have come to stay if they had to rent a motel. They come because they can bring their families, stay together, have the convenience of cooking some of their meals and socialize in a setting that provides all the extras a motel cannot supply. As for the limit on the number of guests, I have three bedrooms and a pullout couch and can sleep eight people. Many of my guests come as two families, for example, four adults and four children and share the expense of the rental together. I strongly promote tourism in my town by having a large display of pamphlets, maps and other promotional literature available to my guests. Before COVID, over half my guests came from other countries and many of my guests have been coming year after year. These people come here mainly because of their experience at my home and all the extras I provide and have grown to love Summerland. If Summerland decides to put restrictions on Airbnb hosts, they are running the risk of losing out on what these guests bring to this town in the way of support of small businesses.
240	The final question that proposes a tenant be able to operate a weekly rental was shockingly ill-informed about how the residential tenancy act operates and what legal framework is NOT available in BC to support even contemplating such an activity. Owners only.
241	the issue is commodification of housing. Long term rental housing that is affordable is very difficult to find in Summerland.
242	The more rules you put in place, require someone to police those rules for violations. This entire burden lands on neighbors who need to put up with living next to a hotel with random people making noise, and causing a whole variety of problems. Why not simply learn from other municipalities who realize this 'home sharing' has more negative consequences than positive ones and simply keep it illegal in Summerland. There are many other Okanagan locations where you can get rooms, and Summerland has hotels and bed and breakfasts. Stop putting all the burden on people who decided to live in Summerland community. This will destroy our community and many of us have already felt many negative consequences.
243	The number of short term rentals in each neighbourhood should be monitored. Concern that in any one area there are too many clustered close together.
244	The number one thing we need to encourage tourism is places for people to stay. So short term rentals seem like a natural solution if managed correctly.
245	The only concerns I have are rentals renting to large groups. I believe it is helpful for the renter to live on-site when renting a suite. This eliminates many issues. Being available and responsive is key to having good tenants. Renting through Airbnb is also helpful in renting smoothly, without issues. Setting house rules, being responsible and being good neighbours all play into making a rental successful. I don't think that being regulated is necessary. I do think that by-laws being broken or health and safety concerns should be responded regardless of whether or not short terms are regulated. I don't feel, in Summerland, that long term rentals are impacted by short term rentals as they satisfy completely different markets. Short term rentals put money into the pockets of local businesses and are important to the welfare of those businesses. I do believe that all short term rentals should pass building inspection codes.
246	The owners need to live on site if possible, if this is not possible, then it can be used for MUCH NEEDED LONG TERM RENTAL.

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247	<p>The proposed limitations are a waste of your time. If you can't enforce rules, don't have them. The only rules you need are a required licence and charge an occupancy tax. A tax per person. Have the non Summerland people pay for the problems you say they make. Don't tax your residence, don't restrict your residence the ability to make money and spend it in your town. Do you understand? Why would 6 people rent a 5 bedroom house? Limiting to 6 is ridiculous. People use Airbnb and such to get an experience hotels do not offer. Modern families do not want to sleep in a 2 queen bed room. They want their own room. And babies in their own room, with a crib and comfort. Business people understand tax and fees. Tax and fee like a hotel if you have to. Don't limit them. Problems happen at hotels all the time. Is the hotel owners name and number on the outside of the hotel door? No. The more you make rules, the less likely you will be able to enforce them. And people will always find a way around them. Current short term rental owners contact previous guests personally and can avoid the listings and your rules. Just like tax aviation, countless locals do it. If you can't enforce all the rules, don't make them. Just tax and fee them and smart people will agree and follow the rules.</p>
248	<p>The town will lose its close community feel and character. We have such a wonderful</p>
249	<p>There are not enough hotel, motel, and B and B rooms in Summerland during the summer. Short term rentals bring tourists to our town, who help our economy buy shipping in our stores, visiting our wineries, and spending their money here.</p>
250	<p>There are other factors that attribute to the shortage of long-term rentals and high prices, these are not solely caused by short-term rental operations. Also, people should be allowed to do with what they please with their properties, obviously within reason, and I would agree to and abide by a set of rules put forth provided they are fair. Personally, we do not allow any parties or events at our rental and clearly indicate that to potential visitors. We do live on site and we have never had even 1 issue or 1 complaint from anyone in our neighborhood. I realize there have been some people spoiling it for the rest of us.</p>
251	<p>There are too many working homeless or under housed people vacationing people should not be catered to during the housing crisis.</p>
252	<p>There is a crisis level shortage of available year round rentals in this community. Short term rentals make it worse.</p>
253	<p>There is a huge rental shortage and this will make things worse.</p>
254	<p>There is a misconception among some people that short term rentals reduce the number of available long term rental properties. That is NOT the case. Property values, Over restrictive rental controls and lack of property owner's rights make it an unviable investment. The only viable rental option is an in-home suite where there is no additional expenses. "Mortgage helper" suites allow many home owners to afford a home. Short term rentals are a lot more work but the daily rates allow the property owner to earn a small additional income. I have had long term rental properties in several different communities for the past 37 years but have sold off my properties because of the previously stated reasons.</p>
255	<p>There is a short term vacation rental across my house in Summerland. It has for the most part been an unmitigated disaster. From the excessive noise, to renters screeching their tires out of the driveway, in one case renters physically fighting on the front lawn. On another occasion, re ters carelessly filling up their yard waster bins with garbage. (Which the garbage truck then dumped on the ground). I am STRONGLY opposed to any short term rental with no on site owners. I'm fact, I am contemplating selling my own house if this is supported.</p>

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256	There is a shortage of hotel/motel accomodations in Summerland, and also the guests bring tourism dollars to the community. During the summer there has been times when there are no available accomodations in Summerland, hotel, motel, vacation rentals. It is also very expensive to run a home in Summerland, and it helps with the financing of a home. We always make sure our guests are quiet, and respectful of our neighborhood. I don't think our neighbours are even aware we are running a vacation rental. We have quiet times also.
257	There is no enforcement and owners don't even live here! Our housing market is already in crisis, why let someone from away profit from local families suffering
258	There is nothing to rent in Summerland as it. Families are packing up and leaving. Having short term rentals only adds to this problem.
259	There is short terms rentals near us and there has never been an issue. People have always been respectful and it has been wonderful to see the joy people have visiting our beautiful Summerland.
260	There needs to be a Good Neighbour policy. I think your neighbours around you in the 6-7 houses around your home need to approve the Rental. I think that neighbours renting need to be respectful and if a neighbour complains to the city they have a 3 strikes you are out and your license is revoked.
261	There should be a "3 Strikes You're Out Rule" when it comes to complaints. After 3 complaints they lose their license.
262	They are ruining the of our neighborhood. Leave garbage out, noise, fights. They ruin the character and quaintness of our community
263	They help out tiny community. There are only a couple motels here. They do not take away from them. I think they support outlet community and bring in a lot of money being spent here.
264	They should be monitored and held accountable like every other business in Summerland.
265	They shouldn't exist if theres a lack of housing for our locals
266	think they will happen whether we make it legal or not - best to have some good controls in place. Has district thought about how it will track poor performers? Is their option of revoking (ie prior to renewal) business licence if there are repeat complaints?
267	This is a catch 22 situation on one have we need more vacation rentals here in Summerland but we also need long term rentals. If the District were to grant short term rentals there should be a higher rate of business license fee as these short term rentals that do not have the operators living on the property tend to attract larger groups of vacationers that are potentially party goers that will perhaps take time and money away from or police and by-law officers costing the tax paying home owners in the long run.
268	This is draft proposal is an excellent example of private, for-profit entities being allowed to externalize their costs onto people unfortunate enough to live near their proposed enterprises. I did not purchase a home in Summerland to be suddenly thrust into the role of adjunct property manager for a nearby absentee investor. If the owner of the short term rental facility does not live on site, you are simply creating a commercial property in a neighborhood zoned residential. Speaking of zoning, since current zoning laws prohibit any short-term accommodation other than a B&B, how did we get 150+ owner absent short term rentals in this town anyway? Why aren't current zoning laws being enforced? It appears that this draft bylaw is little more than legalizing behaviour that the District has failed to curtail and rewarding the violators rather than sanctioning them. The language in the current zoning bylaws, e.g. owner present B&B's only, is where your draft proposal should draw the line if you feel that a new bylaw is that necessary, otherwise enforce the one you have.
269	This is huge. An amazing opportunity for summerland residents to profit and make money. This is 2021 and so many people get beat out by chain hotels/motels due to regulation etc. Allowing this makes an equal playing field. No matter what your going to piss off someone. But it terms of progress and evolution this would be an amazing opportunity.
270	This is overdue.

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271	This proposal would destroy the safety and peace of neighbourhoods. After experiencing short-term rentals in our neighborhood we know that renters are frequently disruptive at unusual times of the day and sometimes intrusive (i.e. trespass on our property). It would completely and unfairly change the character of neighbourhoods that home owners and long term renters work hard to maintain. Most importantly it risks the safety of our children. Also, if you are using this survey to validate your decision it is wrong to allow multiple submissions by the same person.
272	This seems like a load of nonsense and the town of Summerland trying to overstep there bounds as a way to make more money. I do not agree with or believe that homeowners wanting to Air BnB there property should be required to have a business licence. In my opinion that is the township try to have more control then they shield. And No I am not a home owner in Summerland, I am a renter.
273	This survey is asking for opinions yet presupposes a bylaw Seems to be a rather closed minded approach. Are short term rentals really a problem in Summerland or is this viewed as simply a revenue generating opportunity for the District?
274	this will have to be well regulated to keep the cheaters out fp
275	Tourism is a huge driver in the Okanagan. Many people seem to link the availability of short-term rental units to the lack of availability of long-term rentals, though there are a LOT more variables at play. Short-term rentals are considered to be the Boogeyman by many NIMBY's, though they cannot see the forest for the trees. I am in full support of short-term rentals, and the domino effects they bring that supports many local businesses (restaurants, shops, wineries, etc.)
276	Vacation Rentals are great for tourism and business in our small town!
277	Vacation/short term rentals must be allowed, the short term rental is a community that helps travellers and owners enjoy their experiences. The owner get to enjoy hosting just as much as travel era get to enjoy exploring. Summerland has limited options for vacationers or for people working temporarily in Summerland.
278	Very concerned about increase in noise, late night partying and a general disruption of the calm and character of Summerland.
279	We believe short term rentals are important to our community as hotel or motel options are limited. Vacation rentals bring in many tourists who is
280	We did a short term rental this summer with owner on site. We had no problem. Also air bnb stays in contact with the host. Great experience.
281	We do not believe that short term rentals should be a priority in our community. Short term rentals remove potential long term rentals from people who want to live and work in our community especially with the extreme cost of home ownership. We have lived in our current home for 34 years (year round) and have witnessed short term rentals develop in our neighborhood. They have caused both parking and noise issues (loud vulgar music). On the other hand a bed and breakfast on the street has done a very professional job of it. We are also wondering whether a short term rental business should be taxed (property tax) differently than an owner who actually resides in their residence? A \$500/year license would be approximately 3 nights accommodation income for the business yet the neighborhood must bear the consequences.
282	We do not support short term rentals. We have already suffered because of a neighbour that had a rental and the neighbour lived on the coast. We had to monitor the bad behaviour of renters and this caused stress and affected the enjoyment of our property. This is our full time home and neighbouring homes due subdividing into smaller lots menâ€™s privacy is at a premium.
283	We don't have a police presence here at night, so how timely will response be to unruly noise complaints, & should taxpayers bear the cost of enforcement?

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284	<p>We had short term rental on our street this summer. We had no idea what the rules were. Sometimes it was noisy with the additional cars and people. One time the renter came in a mini van for up to 20 people! Sometimes there were up to 16 to 18 people in the house from all over western Canada. Worried for the home owners what was happening to the house and yard. The amount of extra garbage and waste. People not caring which bin stuff was put in. They made a lot for money, do they pay taxes on the income? Did they have the correct insurance?</p>
285	<p>We have a rental housing problem in Summerland. Short term rentals will make it worse. NO SHORT TERM RENTALS,</p>
286	<p>we have a rental shortage in town - we need stable long term rental not short term rental - our attention would be better applied to the problems with long term rental regulations and rent increase restrictions</p>
287	<p>We have had ok experience with owners on property when renting out their additional unit and they have been very respectful of us. I would not like to be surrounded by mainly rentals while trying to keep up with a regular work and life schedule. Noise and other issues should not be managed through neighbour complaints to a phone number of an offsite or out of town owner.</p>
288	<p>We have lived next to an air bnb property with our 2 kids in lower town. It was not safe, people in and out, lots of people, up to 6 extra cars. We asked bylaw but we're told there was nothing they can do. We are watching other homes particularly on Butler Street with people coming and going almost all summer with no regard for the neighborhood. We have hotels for this reason. Please do not allow for short term rentals..it has been increasingly unsafe, loud and creating disconnected communities.</p>
289	<p>We have several short term rental properties in our neighbourhood and have never had an issue. It is a joy to see families/renters come and go each week and visit our lovely town, beach and neighbourhood.</p>
290	<p>We have stayed in many AirBnb's around the world and never had a problem. I think the concern over regulations is a tempest in a teapot. I would guess the complaints versus the number of units operating is very small.</p>
291	<p>We have suffered the consequences of living beside a short term rental which disrupted our lives in a negative manor. Our experiences were from an absentee owner who left another person who also was not living in the area, rent out an adjacent property. As we were directly impacted, it was up to us to notify the landlord who had no idea of what was going on. Short term rentals should not be allowed in quiet single family residential areas unless the owner lives on the premises, so they may control the actions of their guests and not disrupt the lives of the neighbours.</p>
292	<p>We live directly beside an air bnb. For the most part, we have zero issues with what our neighbour's choose to do with their investment. It is there investment, after all. If we had issues, we would speak to them directly and hope they would do the same for us. We have been landlords in the past and find there too be very little power and control over your investment because of tenants rights. We and many people we know, choose to not put our investments in long term rental for these reasons. We had two long term rental properties and we sold both due to the stress and headache. It's often not worth the risk. The more challenging, costly and restricted short term rentals become, will not gain availability to the long term market. People will invest their money elsewhere because the work load doesn't balance the income. There are times the air bnb beside us parks in "our" spot or has their music up, we deal with it. Weve chatted with a few times over the years before taking it to the owners. If it was extreme, we would be neighborly to engage with our neighbors/owners. Why shouldn't they have an opportunity to rent their house/suite short or long term? They should be free to invest their time and money as they see best for them. If complaints come in, then take it case by case? Those are my thoughts. Collectively my partner and I have been in the market for over 22 years, built suites, carriage houses, reno/flips, owned 8 or so properties. We not geniuses, but we work hard. Those are a few of my thoughts.</p>

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293	We lived near a short term summer rental for several years. The house became a party house and for the majority of 4 months we had loud music playing and loud conversations day and night. This was a relatively quiet neighbourhood before this with neighbours who had to get up to work in the morning or wanted to sit out and enjoy the quiet in the evenings. The owner was not onsite. I think there is way less risk of this if the owner is required to be onsite as in BnBs. Off site rentals benefit speculators and are contributing to the long term rental shortage.
294	We need affordable long term rentals in Summerland NOT short term rentals
295	We need more affordable housing in summerland, I have struggled for years to find stable affordable housing, and I'm not the only one many friends and family have been dealing with this issue longer than I have we need to focus and prioritize the locals and make sure they have housing before inviting guests to stay leaving locals homeless or living in poverty
296	We need more long term rentals not short term.
297	We need more long term rentals.
298	We need to have rentals available for people who work in Summerland and contribute to the community. Short term rentals destroy community
299	We need to regulate and allow short term rentals for the continued growth of this community
300	We've heard some horror stories already from local friends and family, mostly large groups descending on a short-term rental and being the worst neighbours ever -- loud at all hours, rude when asked politely to keep the noise down, issues with dogs, etc. People who don't live in a place don't seem to care about their impact on existing residents. Considering how difficult it is to find legitimate long-term rentals here, I'd hate to see more homes being used as short-term rentals. All of that said, if we're stuck with short-term rentals, the draft restrictions look pretty sensible.
301	What a great way to showcase our town and bring much needed \$ to our local business and economy!
302	What happens if the owner is called due to excessive partying and he arrives but can't control the noise so he leaves? What evidence is needed for him to lose his license? Photos? ? Recording? Videos?
303	When there is a disturbance in the middle of the night. I would have to wait an additional 2 hours if the operator is not on site
304	When travelling we love staying in B&Bs. Hope people can have the same experience in Summerland
305	While 6 persons is a reasonable number for some rental arrangements, it doesn't address the possibility of six vehicles arriving with 6 people. Parking must be addressed for such a possible situation. Street parking for 6 vehicles could annoy neighbours who cannot find a spot for themselves.
306	Who is going to police the short term rental? There is so much short term rentals already in Summerland and nothing is been done about it now so why would anything change.
307	Who will enforce the regulations? How will unlicensed facilities be shut down? If there is a family with 5 or more children would there be exemptions from a 6 person limit? If the owner/operator is not on site they will not be as likely to deal with noise/nuisance complaints since they won't be facing there neighbours directly every day. Short term renters have no vested interest in the community. Vacationers are here for a good time not a long time and many consider loud parties to be their right when on holiday with no concern for the impact they have on a neighbourhood.
308	Why do you require operators to be available 24/7. Guests don't want that. They come and stay and then go out all day and even when they don't they are quite content. Since most owners live on site they are usually around anyway.
309	Why would you think neighbors need know contact details of all the short term rental managers around them. Why does the burden fall to community members who are not making profit. Having a manager onsite is the only way to not burden the police system and make owners accountable for how their guests behave.

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310	Why would you think neighbors need know contact details of all the short term rental managers around them. Why does the burden fall to community members who are not making profit. Having a manager onsite is the only way to not burden the police system and make owners accountable for how their guests behave.
311	Will there be a process to enforce current short term rentals to comply with new regulations?
312	Will there be additional bylaw officers hired to deal with short term rentals as right now all we have is the RCMP to get involved when the guests on Herron Road get out of hand. This rental is two suites in a house that does not have the owner live in BC.
313	With the dramatic very very low vacancy rate for long term rentals and sky high rents the short term / vacation rental situation must be closely monitored. Or else there will be no long term rentals available and it will be less likely that families will be able to find housing and become Summerlanders, or other words part of the tax base and local economy. .
314	With the housing shortage having no end in sight, the proposal of extreme short term rentals is disgusting.
315	Would be nice to explore tiers or different types of permits. The property owner who wants to rent out their place a few weeks a year for a bit of money (for example-during Ironman) should have a different set of rules than someone who is buying a second property with the sole intention on year round short term rentals.
316	Wrecks neighbourhood feel, too many cars, no parking ,noisy
317	Year round residents have had difficulty finding a place for 23 years that I am aware of...those proposed str should be offered to full time residents
318	Yes I do. Firstly thank you for including the community in the proposals. My main concern is the 6 maximum guests at any one time. This would increase the number for some rentals which may not be in the best interest of other regulations (ie fire, building code, comfort of guests - # of bathrooms, adequate sleeping arrangements, parking, outside area). It also could limit the number of guests in situations which would comply with all other regulations (fire/parking/bedroom/bathroom and other requirements). I think that the number of guests should be determined upon - number and size of bedrooms, availab
319	Yes, very concerned with late night partyâ€™s and loud guests, although at times its â€™unintentionalâ€™ we moved here for the charm and quiet of theism beautiful town. This will be compromised by allowing short term rentals.
320	Yes. We have already lived thru a neighbour with a short term rental whereby the neighbour lived on the coast and left a Kelowna property manager in charge. We believe it was left to us to monitor and on many occasions had to call the manager for assistance due to bad behaviour of renters. This seriously affected our peace and enjoy