

### 1. I've read the background brief on short-term rentals.

Yes	167
No	4
Unsure	2

### 2. Please select the category that best describes your residency in Oliver.

Live full-time in Oliver	138
Live part-time in Oliver (weekends, holidays, months, etc.), but spend most of my time in another location	6
Live in Oliver, but spend winters in another location (Snowbird)	12
Live elsewhere but own property in Oliver.	6
Do not live in Oliver or own property	11

### If you do not live in Oliver please describe where you live most of the time?

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User entered value	11
Average submission length in words (ex blanks)	3.27

Live on band land adjacent to Oliver	1
6 x Penticton (1 due to lack of rentals in Oliver)	6
OK Falls	1
Surrey, BC	1
Vancouver	1
Edmonton, Alberta	1

### 3. If you live in the Town of Oliver do you own or rent your residence?

Own	133
Rent	21
Not Applicable	9

#### 4. How long have you owned or rented a property in Oliver?

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User entered value	157
Average submission length in words (ex blanks)	1.27

50+ years	1
45 years	1
4 x 44 years	4
2 x 43 years	2
2 x 40 years	2
39 years	1
37 years	1
35 years	1
34 years	1
4 x 31 years	4
8 x 30 years	8
3 x 27 years	3
26 years	1
4 x 25 years	4
3 x 22 years	3
4 x 20 years	4
5 x 17 years	5
7 x 16 years	7
3 x 15 years	3
2 x 14 years	2
4 x 13 years	4
3 x 12 years	3
3 x 11 years	3
8 x 10 years	8
4 x 9 years	4
3 x 8 years	3
7 x 7 years	7
5 x 6 years	5
11 x 5 years	11
8 x 4 years	8
15 x 3 years	15
11 x 2 years	11
6 x 1 year	6
8 x < 1 year	8

## 5. What type of properties do you own in Oliver? (multiple responses are allowed)

Empty lot/Land	3
Detached Single Family Home	117
Duplex	2
Townhouse	11
Condo/Apartment Style	10
Suite	3
Other	19

### If Other please specify

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User entered value	17
Average submission length in words (ex blanks)	3.82

don't own in Oliver	1
Commercial property in downtown core.	1
Lodging	1
Winery	1
Single detached home with guest cottage on a vineyard property	1
I do not own property.	1
mobile home	1
Farm	1
Rent	3
None	1
Manufactured home	1
Property in Industrial area for business purposes	1
Building in industrial area for business use	2
Detached Single Family Home with a contained Legal Suite	1

## 6. Do you own residential properties in Oliver that you do not live in?

No	147
Yes, I own one residential property that I don't live in	12
Yes, I own multiple residential properties	2

## 7. Take a moment if you wish to describe your experience living beside a short-term rental or renting out your property as a short-term rental.

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User entered value	95
Average submission length in words (ex blanks)	40.59

- I am a health professional in the community and a teaching faculty member of UBC Medicine. We have a suite that we make available to visiting medical students and resident doctors and this has been a very positive experience. Counter to that, a neighbouring single detached family home / property is owned by an absentee owner. He uses the home to accommodate transient tradespeople renting the home room by room. These tenants have no interest in maintaining the upkeep and appearance of the home. Weeds are abundant along the driveway and curb. Yard waste and construction debris is often piled up in the driveway and abutting on to our property. When we approached the tenants on this on one or two occasions (we in a cordial manner) we were treated with disrespect and anger and told to mind our own business. The driveway would often have multiple trade and personal vehicles parked, and spilling over on to the street curb parking including in front of our own home, removing parking options for our visiting family and friends. Our private neighbourhood should not have to be a communal parking lot for an abundance trade and industry vehicles overnight. It is unattractive and devalues our properties.
- i ave enjoyed to new friend
- We live close to a B&B as well as a short-term rental. Haven't had any issues with either, but certainly feel that if there were any problems, the B&B would be much more responsive to concerns.
- Not applicable. Never lived by one, haven't rented out my place
- I have loved beside a short term rental property. Specifically an air bnb. There have been no negative experiences with this. Air bnb seems to be a light business that aided in the background checks of its members.
- There are several in the near vicinity to our home. Never a problem or concern. Have more concern with renters across the street that do not maintain the yard, have junk piled out front and have no care for the property (FIRE HAZARD!!)

- I do not live beside a short term rental, however do live in a neighbourhood with more than one such facility and have no adverse feelings/concerns as long as the owner also lives in the premises being rented. Further, if the owners also live in the home they are most likely empty nesters and therefore no additional stress on sewer, water, garbage etc than if a typical family of four – probably less if averaged for a 12 month period. Also unlikely a seasonal short term rental would even come available as a long term rental.
- Providing accommodation for medical professionals and tourists has been enjoyable. Many people had never visited Oliver before and were delighted and surprised with the town and area. Many said they would return either as visitors or to live here. I am proud to be able to showcase the town/area. I have never had a problem with any guest; they have been polite, quiet and respectful of the neighbourhood. They also contribute to the local economy.
- I talked with people from Osoyoos who had short term rentals allowed in their complex a few years ago. They said it was a horrible experience with excess noise and over use of the complexes amenities.
- I used a short-term rental when I moved here and it was a great resource, given the lack of access to rental accommodations.
- Never had any issues and always enjoyed meeting new people from all over.
- We have a short term rental which we rent for approximately 80–100 days per year. We have paid the licence fee and have never had a negative experience with a guest.
- Short term Vacation rentals and AirBnB are a nuisance. They disrupt the natural course of a neighbourhood. It also takes MUCH NEEDED housing in our area for employees and fellow residents. Short term tenants don't care about the neighbourhood or if they are bothering their neighbours. The owners of said buildings tend not to care either.
- We have 1 house that I believe is being used as a short-term rental. It is well kept, and the visitors almost always go unnoticed. Frankly I have more difficulty with my actual neighbours with respect to noise, and parking.
- We run a full fledged bed and breakfast. We have adequate parking and our business has no impact on our neighbours. We pay extra for garbage sewer and water. I would like all vacation rentals to do the same.
- I have no experience as described in question 7
- Very beneficial for the town as it brings tourist here to have fun, relax and feel at home....beneficial to the homeowner who might rent out a short term suite, a bit of extra income and they give that short term tenant a wonderful and positive experience here in Oliver...they give lots of personal ideas of places for that visitor to go on activities that are of interest to them directly....friendships grow from this experience and therefore it keeps that visitor coming back again. spending their money and going home and telling friends how friendly and fun Oliver is. It is a great personal experience for all parties involved.

- No problem with neighbours airbnb and happy it brings tourist to town.
- We live beside a B&B. No problems at all.
- I have a suite that I rent out as a short term rental – minimum 2 days. I have never had anyone stay longer than 10 days. I only rent out between May 1 and October 15th. I am in the house at all times that my suite is rented. I have private parking for my guests and we are not situated on a town road. We have a private driveway that is accessed via a town road. I mostly have a couple staying in my suite and very rarely 2 couples (friends).
- Renting out our property long term was a nightmare – tenants stopped paying rent and trashed my house. I now do short term rental. Guests are respectful, quiet, care for my home, and I make far more money. I live in the property so am able to maintain it, and ensure guests comply with noise rules etc.
- I do not want or require full time tenants. Only have about 30 days in the july and august rented. Meet nice people that are respectful and show them the beauty of our surrounding area.
- Have not lived beside short term rental but have experienced in our travels and experience was good.
- We now live in the town of Oliver but had a vacation rental in rural Oliver and that was only seasonal – May to October. We had one winter rental over the Christmas holidays and that was a family of 4 from Australia who came to visit their friends in Oliver. That was an exception. Our guests were limited to adults only but when we had families who came in late summer for the baseball camps, we accepted teenagers as long as they were well behaved. Fortunately, we had a good experience and had no issues with guests. The majority of the time they were out visiting wineries, etc. and we only saw them when they were either leaving or coming back. We always did a check on our guests, be it via LinkedIn, Facebook, etc. so that we had a bit of a background on them and knew what kind of people were coming to our property prior to actually booking them in. I think all owners should be diligent because you're letting in strangers into your home. We also had cameras on our property, not just for the visitors, but because we had a lot of land around us so we were aware of what was going on around us. We thought it was a bit of security overkill but at least we could see what was going on on our property.
- We have had a short term rental for 3 years. It has been very positive for us, and likely the neighbours are unaware of it. We have 100' frontage, so lots of parking. The houses across the street have their main activity through their back lanes so they don't spend time in the fronts of their homes facing us. We back onto a mountain, so our unit is very private.
- We live next door to a B and B. The 3 rooms for rent were converted from a previous 2 bedroom rental suite. The owners provide street parking, and have signage indicating guest parking on town property (the street). We already have numerous vehicles parked along this street, and overall, it is less than attractive. While the owners of this B and B do attempt to lessen the impact of their business on neighbours, the additional cars on the street definitely negatively impact the attractiveness of the street and thus

neighbouring property values.

Additionally, residents of Oliver lobbied for a hotel for years after the closure of the Southwinds. I feel that these private B and B's, Air BNB's enjoy a distinct financial advantage over the hotel which finally was developed here. In addition, these private businesses do not contribute to employment opportunities, nor do they contribute to affordable long term rental opportunities.

- Short term rental in our neighbourhood has been no problem
- I rent a suite in my basement for individuals that are looking for a one month rental. This is usually to medical residence, students and locums for medical practices. There are times that the above mentioned may only need 2 weeks. I find that this is an important service to provide for the medical system in Oliver and Osoyoos. At times other businesses in town that have employees looking to relocate or do a short term contract have rented from me. I do not advertise on any tourist sites. This is only done through word of mouth and the medical Renting to visitors has been an exceptionally good experience. People are respectful of our neighbourhood (quiet), keep respectable hours, no loud partying or drugs. Most neighbours don't even notice when we have guests except for the strange car in our driveway.
- community.
- I live within a few houses of 2 short-term rentals, and we never have any trouble with them. Sometimes we have new folks walking by with their dog on the street or something, but no trouble at all. No trouble with too many vehicles or parking, noise, or anything at all. You'd never know they are there, actually.
- Though in close proximity, I don't notice the short term occupants any more than a permanent occupant. In fact, in order to maintain a good reputation in the short term rental community, occupants are more often better behaved than long term residents.
- My experiences with short term rentals have been very positive. The guests were folks who were building a house and needed a short term home until they could move in; families moving to Oliver and looking to buy their own home, and two of the builders for Coast Hotel who lived in the suite during the work week and went home to Kamloops on weekends. The short term option for all these guests created a valuable and valued opportunity not otherwise available. Their investment in our community through through food and entertainment dollars, local business support, and workforce or real estate support is a great benefit to Oliver. All have commented on the warm friendly community they experienced during their short term stay, and have no doubt shared those positives with family, friends and coworkers in their home communities. Win Win.
- We lived beside a short term rental during the summer when we stayed at our property and there was no difficulty or negative experiences that we had. We want to build and given our personal experience would like to operate a short term rental from our new home.

- Short term rentals are much easier to manage. Experience with some long term renters have made me decide to never rent month to month again. Two families caused financial hardship to my family.
- I have had short-term tenants next to where I've lived. Can only be described as "misery". Entirely due to the landlord (?) not vetting his clients/renters.
- We had a B&B for 17 years in the Rockcliffe area.
- We live one house away from a B&B. We have never had any issues with the owner or guests of that property. We ran a B&B in our home for 17 years and never heard complaints from neighbours.
- I think that a short term rental in a situation like a house with a basement suite would be completely legitimate. Its important for the home owner to have adequate and appropriate parking and to ensure that they market their home in a way that they entice suitable individuals to that setting. By having a basement suite with 1-2 bedrooms, you are more likely to draw in older couples or small families where noise complaints wouldn't be an issue (aside to perhaps the home owner upstairs) and people who are here for the wine events. Having the locals interact a little more intimately leaves the guests with a fantastic overall feeling from their stay and often perpetuates them wanting to return and recreate that experience (I know from experience, as I have stayed in MANY AirBNB's around the world. Being able to connect with the locals more than in passing with a waitress or a store clerk makes a world of difference!)
- neighbors have a BnB, no impact on our street
- 3 x Live near a few. No issues. Their guests are quiet. More issues with non-complying long term rentals close to us.
- A lot of noise, garbage-pill up and parking constraints.
- I live near a short term rental that is at the south end of Tucelnuit Lake right beside the "dog beach". While it is usually not too bad, when the bunk house is full, parking is definitely an issue. The renters park wherever they want, including on the next door neighbor's lawn, who is elderly and likely will not complain. I don't even think that the owners of the home who do not live in Oliver have a proper business license, and that really bothers us.
- Have lived beside a short term rental and it became a party house during rental season. Police called numerous times. Change of people and it started all over again. Most annoying
- short term rentals are a wonderful option. we have had no problems with short term renters, we have had problems with long term renters.
- We live close to a short term rental. Owners are always at home when the property is rented. Never had any problems with this short term rental.
- Don't have any in my area
- Our property is close to a short-term rental and we have absolutely no issue with it. We have had issues with long term rentals.



- I do not have any input here. I haven't lived next to a STR or rent out a STR
- I think it is great that people have options on where to stay and that they are coming to Oliver because they have these options.
- no problems with vacation tenants who rent either daily or for short periods only.
- Positive, sharing our wonderful location with travelers.
- We have had the privilege of operating a short-term rental for one-and-a-half years. It has been a pleasure to meet people from around the world who want to explore our lovely valley. My wife and I have had to learn a great deal about operating a business and increasing the appeal of our rental and we continue to make adjustments. The extra income we receive is helping us pay off debt and is an important part of our financial planning. We have a parking space dedicated to our guests and have no complaints from neighbours.
- In the ten years we have been renting our suite, we have never encountered any problems with our guests. They are quiet, respectful of our property and utilize our knowledge and expertise about the area to guide them in their choices of wineries to visit, restaurants to dine at, and routes to explore on bicycles. We enjoy the interaction with our guests from all parts of the world, who have come to enjoy the relaxed atmosphere, privacy, and a home like setting. They appreciate these services too, which is reflected in the comments they leave.
- We have no S/T rentals nearby that we know of, but neighbours do have family and friends who visit. Similarly, we have family and friends who visit our home and stay for short periods of time. We have no problems with this.
- no short term rentals but long term tenants in suites
- Live near short term rentals. Arguments about parking. Unsightly yards. Generally degrading the area.
- We run a b&b
- We have house sitters for the winter. I've never thought of it as a short term rental (STR) but it could be seen as such if not excluded from regulation. STR should be consistent with the original concept—they are a mortgage helpers, pin money not a commercial enterprise.

STR is renting out the extra bedroom or basement while the owner continues to occupy the dwelling unit.. It is not STR rentals of entire self contained dwelling units including basements and suites.

If the Town wants to regulate STR all it has to do is differentiate on the above basis. I don't believe entire dwelling units should be STR.

- We have stayed in complexes that allowed short term rentals. Most often the minimum stay was 5 nights which we know was seldom enforced. Seldom were the short term guests a problem but when they were it was not pleasant.

- Street parking can be problematic
- the physical housing stock here is unanimously garbage. as such, it attracts garbage, working garbage jobs for garbage bosses. even "long term" rentals are usually short term, as the turn over of the human flotsam is so quick.
- We ran a short term rental for one season only. The guests that arrived at my door were sometimes quite a surprise. I had no issues but we were always on the property. I did not like being a chamber maid so our unit has been a full time rental property ever since. My current renter has even with me 7 years and I have a wait list of people wanting my unit if she ever leaves.
- Living in a condo building, our by-laws restrict short rental; however, long term rentals are allowed. I'm in favour of short term rentals in detached homes as long as the owners either live in the residence as well or live near by, there is sufficient parking and number of persons renting are limited, ie. 2 for 1 Bedroom, 4 for 2 bedroom, etc.
- overflowing garbage, late night parties, lack of privacy
- An improvement over the constant drug traffic coming out of Sundance Haircare on Hollow Street.
- I have never lived in a short term rental.
- long term rental
- the short term rental adjacent to our home on Teal Street is an absolute disaster. during the tourist season, the rental is occupied by different guests every week. more often than not, it's rented to 2 or more families, but at times, there have been at least 4 or 5 families sharing a small cottage. on multiple occasions last summer, there were cars parked on our lawn. at times, campers are set up on the street. while most guests are respectful, from the standpoint of noise, there are numerous late night beach parties with loud music, and voices. this single property destroys the quiet ambience of our neighbourhood, all summer long.
- For the past 2 1/2 years we have rented our basement suite thou air b&b. It helps supplement our income and we enjoy meeting new people.
- I was born and raised in Oliver and my husband and I built our first home here in 1976. We still live in that house and are currently operating in Airbnb out of our basement. In 2016 we sold a rental property that we owned on our street, and in 2018 we sold a duplex that we owned in downtown Oliver. We have operated four long-term rental units over the past 25 years, and would never have a long-term rental in our own home. We enjoy meeting people and promoting our area through our B&B . People with food allergies and eating disorders love to come to our suite where they have cooking facilities. They purchase all the fruit and vegetables from our local fruit stands and often use our barbecue.
- Never had an issue
- I have stayed in an airb&b
- Nightmare

- Do we have short term rentals in Oliver
- Part time summer use, potential retirement place
- Thinking of getting a gun
- I live beside a property that has been in the works for about 27 years. No action has been taken. It is not a short term rental but someone lives there. I have no idea how they get in and out of the 'house'. No action has ever been taken. We pay our taxes. Why hasn't anything been done?
- We built our home with a Legal Suite (i.e., with rules imposed by the |Town) when we planned our home. We wanted to provide space for family to come and enjoy the Okanagan, but would try to make some "fun money" when the family didn't want it.

We had to sign a document saying we would not rent out the property to more than one tenant at a time. We have no intention of ever renting out the suite full time.

We pay for the business licence, pay income tax on the proceeds. The sewer tax is discriminatory as the Town does not collect additional sewer tax for "typical" basement suites.

We are resident "landlords". Our home insurance requires it. We have ample parking.

We have been the victim of slander from an unknown-to-us complainant who supposedly complained that we had a dangerous parking arrangement. This is ludicrous as we have 2 parking spaces for the suite (plus the 4 for the house), and a shared 180 foot driveway where additional parking is available. The Town would not even tell us the date of the alleged incident, so that we could not respond to the alleged complaint in detail.

- Short term rentals in residential areas are against the law
- Owned a duplex, lived in one half, rented the other half by the week or month depending on time of year. This would be very similar to say a basement suite or attached suite an owner would like to rent out.
- Not directly next to but in the neighbourhood and have no issues as long as it remains a owner occupied short term rental
- 3 x No experience

**8. Have you ever vacationed in an Oliver residential style short-term nightly rental booked through an online booking site or property manager?**

Yes	26
No	136

**If you answered Yes to the above question how was the experience?**

Extremely good	21
Somewhere in the middle	5

**9. Below is a list of community reported benefits with short-term rentals. Please prioritize the importance (to Oliver) of each benefit from 5 (very important) to 1 (not at all important)**

	5	4	3	2	1
Increases or maintains property value	35	28	36	23	36
More accommodation options for visitors – improving experiences	72	26	18	14	32
Cultural exchange of residents and visitors	40	31	30	22	37
Offsets the cost of housing for full-time resident homeowners	52	22	26	20	40
Provides additional disposable income to homeowners	45	34	26	24	32
Offsets the cost of the property for part-time residents/owners	21	19	29	21	68
Provides additional revenue for property investors who don't use their units	18	15	18	17	90

**Other (please specify and type a rating)**

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User entered value	14
Average submission length in words (ex blanks)	12.79

- income tx increases and business tax on the house helps the city
- Provides additional Hospitality options and experiences to vacationers looking to explore the Oliver area. (rating 5)
- Provides accommodations with secure internet for medical & business professionals working for short term – 5
- this last question – Provides additional revenue for property investors – my exper this is false the homeowner lives in the hous
- When I share my home with short term renters they respect it and treat my property well. Very Important (5)
- Attracts more visitors to area as options increase. 5

- Important to have licensed accommodation with logical guidelines for property owners. Should be operated by owner-occupiers.
- Increased the marketing of Oliver as a vacation destination (5)
- Renters will (could) improve local business profitability as they frequent local outlets. 3
- More short term accommodations to support tourism events. Allows more participants in half-corked, for instance
- Offers the opportunity for more people to experience Oliver. We rented summer and now own and eventually will live.
- This is Oliver
- turning Oliver into a s\*\*tt hole =5

**10. Please add any more comments on benefits to short-term rentals.**

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User entered value	48
Average submission length in words (ex blanks)	36.67

- Absentee owners should not be given unreasonable and unfair advantages on their home investments over locals and citizens (residents) of the community.
- I'm for it. I rent Airbnb's occasionally myself. I like it
- It allows affordable accommodation. Often friendships form and annual vacations come from this. Bringing money to the local economy.
- Adds options to those moving to the valley – transition to permanent housing
- see my comments in #7
- Allows Oliver to be competitive in drawing in tourism. If a range of accommodation is not available, tourists will stay in Penticton or Osoyoos where they have more options.
- The more people who come here and add arts, culture and new income to the town the better.
- Short term rentals bring people from outside our beautiful community and allow them to stay here instead of driving through and staying in other nearby communities which allow or promote short term rentals. This allows the residence Oliver and its local businesses to make more income.
- We provide tourists with all the information to enjoy their time here and increase traffic for local businesses
- Short term rentals provide a unique experience for people that want privacy and a feeling of being home.
- I think vacation rental properties (short term) are a benefit to the Community as a whole. Increasing our income allows us to spend more money in Oliver – supporting local business. The market will regulate the number of units. There are so many listed

right now that prices are already significantly down from a few years ago when I was one of only 3 airbnb's in Oliver. There are now dozens.

- Have a lot of experience over the years with fulltime tenants and it can be a real pain. With short term they must have a good history with airbnb before they are granted the rental
- short term rentals are great to add as an alternative and addition to other rentals and bring visitors to the area and stay in the area, spend their money in local business, with the high cost of owning a home/property/taxes etc. is additional income for the property owner to make ends meet. I believe that properly structured with the rules and regulations that it is a win, win for both community and home
- Tax these short rentals and drive money to the town of Oliver and Oliver Tourism
- Several times our guests have been staying here to 'try out' Oliver for a future move. In all cases we have intentionally invited the guests to our own part of the home and discussed the many advantages of living here.
- there are none.
- This allows young or less affluent persons and families to purchase a home. We need to attract young people to town if we wish to grow.
- Short term rentals within ones home does not bother me. There are more benefits than there are concerns. When it is in ones home there is more consideration as to who you welcome into your home. Tenants have a great deal of power once they move in, and I would hate to be burdened with a negative situation. Fourteen Thirty days works perfect for me. I have had a long term rental property next door to me with two suites that has been more of a problem than any short term renters would cause.
- I don't think this is a benefit at all. It just reduces long term rentals which Oliver really needs.
- I find many who offer short term rentals or who are considering buying a vacation place, want to have the place available for themselves, or for family and friends to use when they visit, and offset the cost of ownership by renting them out as short term vacation rentals when not being used for personal/family/friends use. I disagree with the argument that they are taking properties out of the long term rental pool, because the owners of these types of suites would never rent the properties out long term anyway, since they need them to be available for personal or family/friends use, when needed.
- Short-term rentals provide no significant benefit to the community. Do they benefit some individuals in some way(s)? Of course.
- Visitors on extended trips get fed up of hotels and restaurants and look for an accommodation experience which offers space and the ability for their own cooking. That's what we do on our travels. Particularly important for those with food allergies. It is also cost effective option for tourists allowing more people the ability to visit our region.

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- All associated negatives of short-term rentals clearly outweigh the benefits. Affordable housing and nuisance are two key areas of importance.
- With a new hotel, I don't find short-term rental to be as much as a demand prior to hotel. If it increases the property value, that is an asset to the Town. We are already a multi-cultural environment. Any other benefits is for the owners, or the renters, benefit.
- nil
- short term rentals give an authentic feel & stay vs cookie cutter hotel rooms/motels..short term rentals gives families who may never get a chance to get out here as family because of high cost hotel rooms/always booked hotel rooms, short term rentals lets family's create forever memories & repeat visits..
- The income is there for better maintenance than with long term rentals.
- As a long term rental owner in the Town of Oliver I would like to see more long term rentals for our residents so prices stay down for renters. I set my rental rate to cover my costs but made it affordable to give a local somewhere to live.
- Having more people visit and spending money in oliver is an asset to all. Good guests are rated well and bad one are rated poorly and not welcome back which helps everyone. If we slow down short term rentals or add additional cost to them, they will disappear and along with the guests and the money that our town needs. Short term rentals only happen durn the summer months so it has no in pact on the winter. Wish we could get them to rent in winter to help local businesses at that time.
- Provides greater variety and more affordable option for short term vacations in Canada's wine country.
- The actual rental season in Oliver is about 5 months (May to September) with the peak in July and August. For most of the year, short-term rentals are a non-issue.
- If you are hosting guests, short term rental properties are kept in 'tip top' shape, as the owners are subject to public review by the guests who rate their stay. This can only be seen as a benefit to the neighbourhood.
- Short term rentals in houses that might otherwise be empty – would reduce the opportunity for B & E's plus other theft and vandalism.
- I do not see a benefit to short term rentals
- Its hard enough in our town as is to find long term rental. Also how many young families can even afford to buy a house.
- My husband and I stayed in short term rentals while work was done on our home. This was crucial to us as it is less expensive and all the places we stayed had kitchens

available. We went to restaurants on occasion but mostly shopped at the local shops and made our own meals. This saved us money. We also really enjoyed experiencing different neighborhoods in Oliver and meeting the owners or neighbors in those neighborhoods. Some of those people have become good friends. It was a very positive experience for us. Also, I doubt if any of those owners would rent the space long term, so it isn't impacting long term rentals. In each of the places, the permanent residents were 2 people so the rental unit only added 2-4 people in the home. A family may have 2-4 kids so the rental places are not putting a strain on the infrastructure (water/sewer).

- More tourists have a place to stay, and so more tourists can attend FOG and Cask and Keg and Half-corked, which brings more money into the town. Citizens then have more money, and businesses prosper. As OTA events grow, more accommodations are needed. Without more accommodations events can't prosper.
- the hotel situation here is still a mess. the housing for temporary slaves is also a mess. multi-millionaire/billionaire owner operators seem to have no problem finding and maintaining housing for their mexican slaves, but if you are from this country, you are free to sleep in the park.
- Please restrict the impediments to peoples use of their properties and enforce the bylaws in this town.
- bed and breakfast operations, where the owner lives on site should be encourage. the rental of entire houses only benefits those who can afford to own secondary "for profit" homes. they reap the financial rewards, while destroying the lives of neighbours
- Air b&b's are world wide. This is not a new concept. Experienced travelers enjoy the freedom provided by an air b&b,for e.g. Backyard patios,bbq,and pet accommodationI don't agree that the value of our property has increased because of our Airbnb experience. We did minimum cosmetic improvements to the space to enable the Airbnb. It is no different than anyone else having a fully finished basement. The town is already benefiting by our \$100 license fee and the additional \$250.00 Charged for additional sewer fees. Any additional water used is being paid through the town metering.
- This is rather skewed towards supporting short term rentals
- There are so few places to rent in Oliver and so many great things to do and so many businesses dependent on tourism. Oliver needs short term rentals over the summer period May to sept
- This isn't Toronto
- Short-term rentals fill a need where people do not want a traditional B&B nor a motel. We have repeat guests who enjoy "living like a local" during the vacation time.
- There is a definite increase in travellers that "short term rentals" is their preferred accommodation. They would perhaps stay longer in the community and spend more which benefits local business.



**11. Do you have any concerns with short-term rentals in the Town of Oliver? If clicking yes, please comment on concerns.**

Yes	86
No	75

**If Yes, please comment**

Left Blank	89
User entered value	84
Average submission length in words (ex blanks)	25.18

- its out of control
- It's against the rules of Oliver.. No exception! It's a grey zone and renters have been getting away with it far to long. One needs to respect residential areas and not use it as commercial space. Period!
- See my detailed note above about absentee owners using homes for rent by the bedroom to tradespeople. This is not okay for the reasons I have highlighted.
- Housing is already in short supply. There is an intimidation factor by well know residents who want STR who seem to think their opinion is more weighty than others. JUST SAY NO and enforce regulations as existed
- Only if the unit is not lived in by owner, otherwise no issues
- Osoyoos used to allow short term rentals in any residential property and it was a disaster as far as most permanent residents were concerned. Only speculators and absentee rental agents benefited. The town has now changed their rules to monthly rentals only
- Short-term rentals reduce options for those looking to stay longer-term, since it's more profitable for a landlord to rent out short-term than it is long-term.
- It is going to hurt the existing Hotels and Motels. Take care of your existing businesses and Local residents.
- I have no issue with rental accommodation where the owner is present during the rental Absentee ownership coupled with rental in the guise of B&B type accommodation is reckless and does not serve the community
- Reduces housing for local, lower income
- Fill the motels first, many are never at full occupancy except peak summer and with the never ending fire concerns these businesses have suffered financial losses. If we are in need of accommodations why then shut down a thriving campground !!!!!?
- Residents should always check or try to get information on the guests that they're inviting into their homes and to the Town of Oliver. We are aware of one property that

was renting out rooms and the tenants were actually stealing in the neighbourhood. We can't tell people how much to charge their guests but it's also a good idea to ask them for a damage deposit which will be returned after they leave. This may weed out those who can't afford the cost, but hopefully this means you're getting guests that can afford to stay with you.

- Short term rentals can be disruptive to neighbours, especially with regard to noise and parking. Force short term rentals to provide one to two parking stalls on the property for each room/suite and see how many fewer people will consider turning their front yards into parking. Also this un or under taxed situation directly impacts accommodation businesses that contribute taxes and meet codes and requirements, including appropriate insurance (we hope) to cover themselves and their customers.
- Short term rentals removes the availability of long term rentals.
- Noise parking and strain on limited services in Oliver.
- Decent long term rentals are scarce in Oliver and short term rentals takes accommodations out of the rental pool. I don't want to have people coming and going on my street who don't actually live there.
- Negatively impacts financial well being of the hotel which FINALLY took a chance on development in Oliver and creates employment for residents. Negatively impacts the neighbourhood as a whole. people who wish to live in a residential single family neighbourhood should not be forced to have commercial enterprises mixed in.
- My concern is if the owner running the vacation rental does not live on the premises.
- Parking issues, noise  
Increased property costs
- I do not believe we need this in Oliver as rental housings at the present time is difficult to find and if the people looking for employment can't find accommodation the jobs will not be filled. Air B & B pushes rental housing prices up.
- People from out of town buying property not living in the house and renting it out. Driving up property prices. Money laundering is evident with the huge houses being built on agricultural land as all the trees are ripped out and huge house built. In town having 2 or more air bnb suites or a mix of rentals long and short term is another way to launder money. If you don't live in the house full time you should not be allowed to have an short term rental
- if not managed and controlled properly by the town, it may be opening the doors to people doing what they want, not following rules and us having to put up with the fallout in the neighbourhood street etc.. the cost to deal with them legally later at more cost to town and policing, not to mention just the amount of potential frequent disruption to the peace and tranquility of the neighbourhood.
- Should be regulated, but not to an extent it makes it impossible to continue. This survey and the process is a good start.
- parking and noise in residential areas

- The ability to kick out someone who is being destructive or abusive, etc, should be a priority. Owners and neighbours need rights too.
- concerned with unregulated premises. each premise must be registered as short term rental, along with the owners name.
- Will reduce long term rentals. Will drive up the costs of rental properties meaning rents will become to expensive
- The number of units and visitors per property must be limited. I suggest a maximum of 3 vehicles and 10 visitors. The landlord (owner) must be a resident of Oliver and available at all times to the appropriate authority.
- People who rent for a short time have no commitment to the dwelling or neighbourhood. Without someone being in a position of authority, like an innkeeper, the renter might be irresponsible.
- Location, bylaw enforcement when needed (evenings, nights, weekends), RCMP response when threat to person or property
- I have a real concern of losing long term affordable rental space for locals in the lower income levels.
- It will be an administrative burden to the Town. In addition, there could consequences for individual owners who attempt short-term rentals. For example: AirBnB rentals are a commercial operation. Such requires commercial insurance. In addition, such requires a commercial mortgage. There have been news reports of owners who have not been able to process an insurance claim because they had residential insurance. There have been news reports of owners whose mortgages and associated lines of credit when secured by the property called by the lending institution for immediate payment because it is a residential mortgage on a commercial property. In addition, there are reports of individuals failing to meet regulatory requirements of the municipality, province, and in particular, the Canada Revenue Agency. Yes, people should have the freedom to go into business and succeed or fail. I suspect that there will be considerably more failures than successes with short-term rentals and some of those will further burden the Town administration.
- Lack of off-street parking and increased noise
- It reduces the amount of rentals available, and also forces rents to go up as the demand is high and space is limited.
- Parking. Possible noise complaints.
- Can become a party house especially if there is no one responsible around
- Oliver, Osoyoos, and Penticton are having huge issues keeping workers because of the lack of affordable long term rentals. Allowing more short term rentals is going to increase this pressure and drive economic growth down in any sector that needs long term workers. There will be more businesses that feel a negative impact then one market the short term rental market will be able to compensate for. I do not think every zone needs to be open to short term rentals this places the needs of a few above those of the town and lifestyle they enjoy. Is there in fact that much of a demand in Oliver for short term rentals that is not already being met?

- Parking
- I believe owners should be present when the rentals are in use.
- Safety
- long term rent
- Noises, parking, more traffic in the area
- evicted
- They decrease the available long term rentals for our residents. New residents to the area are capitalizing on the tourism in the area at the expense of long term, low income residents.
- Must be operated responsibly with business licence and by people who own and occupy single family dwellings. Must have adequate parking on-site.
- Town needs to regulate and enforce the regulations
- I see a difference between S/T rentals in an owner-occupied home vs rentals of unoccupied houses, condos, townhouses. If I have any real concerns regarding S/T rentals and the impact on the town and any given neighbourhood, those concerns would be for the unoccupied options. I see mostly benefits where the S/T rental is in an owner-occupied home.
- Parking problems. degrading the neighbour hood
- I am concerned with short term rentals as they would then raise the costs on long-term rentals, as well as taking away from potential long term rentals because owners only want shorter term rentals.
- If fully regulated and licenced great.
- Hard enough for people to find long term rentals in this town as is that aren't outrageous in prices
- negatively impact residential neighbourhoods, keep residential and commercial areas separate and taxed as such
- lack of privacy, lost safety
- Rental dwellings are in short supply. STR of entire dwellings take housing stock out of the market making the problem worse. Neighbors suffer from 'hotels' being run in residential 'hoods.
- The increase cost for licencing and enforcement will not be offset. Additional load on policing and disruption to neighbors.
- Live in landlord type would be of less concern, but absentee landlord models are of great concern.
- Danger
- Renting
- I have concerns if the owner is not on sight for the rental. An entire house rented out for a weekend can be very noisy for neighbours. I am quite willing to tolerate an occasional wedding or gathering in my neighbourhood but not every weekend.
- Bylaw enforcement. Town doesn't enforce most of the bylaws. Weeds, unsightly properties, building permits. Why add more bylaws that won't be enforced?
- Quality of life of full time residence.

- 2 x Noise...vacationers in holiday mode..not concerned with work,school & sleep scheduled.
- why
- It reduces the rental market.
- Depends on the type of people renting, due to recent increases in crime in Oliver particularly thefts of items such as Bikes, Canoes,and Pet's (Dogs & Cats).
- Competition with long term rentals
- long term rentals
- all mentioned above
- As a person who has a long term rental in Oliver, it was almost impossible for me to find somewhere to live. I was lucky to find something but I hear time and time again how it's impossible to find long term rentals here. Because of this rental shortage the town is losing out on young professionals and demographics besides tourists and retirees.  
Allowing so many short term rental properties takes away the chance for long term rentals at those properties.
- do they pay taxes, haha
- In a community with so much crime I want to know who is next door. I would not like strangers coming and going. Also long term rentals especially for absentee landlords is better for the community.
- Converting suites to short term rentals takes long term rentals out of market.
- 2 x It is Oliver, not Kelowna.
- Takes up inventory for longer term rentals. Omitted from taxation like other hotels. No community connections as tenants are not residents. Increased traffic, noise and allows homes to act like hotels.
- Tax exemption to Coast Hotel which provides short term rentals and allows residents to use their pool. Good neighbours.
- Staff turnover and lack of bylaw enforcement. Does the mayor do exit interviews with senior staff who have been here for less than one year?
- Why
- The Town is discriminating against short-term rentals. They seem to think we are Vancouver, with absentee landlords raking in 10s of thousands of dollars. I believe there should be onsite or in-town management of short-term rentals to avoid the "party central" type of situation that can occur. However these type of concerns happen with any type of rental, so care must be made to ensure this niche is not being discriminated against.
- This is Oliver, not Vancouver
- How can it be determined if the property owner is operating as a business ? Must it be profitable? When does the short term rental incur additional servicing costs, I.e. Garbage/waste removal, water consumption beyond the household historical measurements? Who determines the household capacity, the fire dept?

- If in a residential area it must be owner occupied
- one group with multiple rental units used for Airbnb.

12. Below is a list of commonly reported challenges with short-term vacation rentals. Please rate level of concern with the impact these challenges on the community of Oliver, or your neighborhood in Oliver. (5 being the most impacted, 1 being the least)

	5	4	3	2	1
Parking/snow clearing/traffic problems	38	27	24	22	51
Noise disturbances from commercial uses	44	32	27	20	38
Loss of community feel, empty neighborhoods, rotating neighbors	54	22	15	24	46
Safety/Security	52	24	23	18	44
Inflated real estate prices	26	24	36	26	47
Reduces the availability of long-term rentals	75	16	19	13	37
Erosion of the commercial tax revenues/base like that from hotels and other businesses	46	19	35	17	45
Unfair tax advantage over legitimate commercial accommodation properties like B&B and Hotels	56	15	33	19	39
Reduced options for affordable housing	69	21	16	14	41

**Other (please specify and type a rating)**

Left Blank	168
User entered value	5
Average submission length in words (ex blanks)	16.40

- Absent landlords or vacation suite proprietors and irresponsible home owners are a greater concern to community (rating 5)
- re long term rental problem – I get it – however, we have a "bad tenant" problem here and short term is less risky
- Increased use of water and sewer
- Council did a good enough job eroding the tax base with their gift to Coast Hotels.
- Not sure what you mean by legitimate B&B being commercial. We are Airbnb operating in our own home.

**13. Please add any more comments about your concerns with short-term rentals.**

Left Blank	129
User entered value	44
Average submission length in words (ex blanks)	52.14

- If this goes through you are opening up pandora's box... We need to spend more time and money on affordable housing in our community as in more affordable apartment rentals or condos... and or low income housing for our poorer generation. The average person can not afford to buy a house. We need more affordable family housing in Oliver and surrounding area.
- My experience with short term rentals is that there is greater concern for the guest, the property and the community by the operators of short term rentals than there is form the landlords of long term rentals Short terms rentals look to provide their guest with stay experiences that want them to return. They do not tend to allow poor behaviour guests to return. (See Airbnb rating and review practices/policies.)
- All answers in 12 are incumbent on an owner occupied rental
- There is a big difference between absentee owner run vacation rentals and owner occupied vacation rental. No concerns re owner occupied vacation rental. There may possibly be security & noise issues from absentee owner; however the Town does have bylaws to deal with & control.
- Most of short term rentals are not in the affordable housing category so the reduction of long term rentals really is not true. Short term rentals are usually higher end accomodation. It does not mean Oliver should not have affordable housing available for lower income people living in the community.
- We would not rent our house out permanently so does not affect affordable housing. Our local hotel was given a tax break for 10 years so they are not affected,
- A neighbourhood is an area made up of neighbours, residents who share the same common concerns regarding their properties. They have a vested interest and stake in the neighbourhood culture. Owners who utilize their property as a business, Drastically change the configuration and culture of the neighbourhood. This contravenes the intent of a neighbourhood. Residential neighbourhoods are just that, residential, free from commercialization and exploitation.
- I have no concerns with short term rentals. I think they are a value add to the town of Oliver and I would never open up my suite as a long term rental.
- I have no concerns. We live in a nice area of Oliver, and the house we bought (which was run down) is now an asset to the community, is beautiful, and all my neighbours

support what we are doing here. Vacation rentals are beautiful – they have to be to be competitive, so the properties are an asset to the aesthetics of any neighbourhood.

- NONE
- I believe nearly all of the above are manageable. We just got the hotel and we still need more tourism and more beds in town. Limiting the beds is not supportive of growth and I believe those that would like to limit this are not interested in growth.
- We are clear that we would not use our unit (a fully legal suite) for long term use. It is primarily for the use of our son when he visits, and we built it ultimately for housing a care giver when we are unable to fully manage ourselves. It would not be available in the general housing inventory. We support becoming 'legal' and we were the first, I think, to do the required licence and fees (\$750). We pay additional sewer (which I am going to dispute) and we report all income to CRA.
- The tax advantage can be mitigated quite easily me thinks!
- I disagree with the argument that they are taking properties out of the long term rental pool, because the owners of these types of suites would never rent the properties out long term anyway, since they need them to be available for personal or family/friends use, when they are vacationing or when family/friends are vacationing/visiting. Many are purchased to use for vacations, or to have space for family/friends visiting, never to rent out in long term rental market. Also, they do not need to cause an unfair tax advantage if they are legalized and subjected to the same hotel taxes that are paid by other commercial accommodations. The one major stipulation in approving a short term rental should be that the property provide adequate off street parking.
- Are they necessary?
- All the challenges listed refer to absent landlord short-term rentals and usually do not apply to owner occupied rentals. The survey should embrace the two different types of vacation rental as they are quite different. It is of interest to note that Vancouver does not allow absent landlord vacation rentals. Also there are existing bylaws to manage any parking or noise issues, difficult to see the benefits of adding more regulations.
- All the challenges listed refer to absent landlord short-term rentals and usually do not apply to owner occupied rentals. The survey should embrace the two different types of vacation rental as they are quite different. It is of interest to note that Vancouver does not allow absent landlord vacation rentals. Also there are existing bylaws to manage any parking or noise issues, difficult to see the benefits of adding more regulations.
- Bad idea. Long term rentals are not cared for. They are eyesores and problematic with absent owners.
- In order for Oliver to be more economically stable long term rentals are what is needed, not more seasonal economic spurts. I would like to see by laws that when an infraction occurs the fine is tacked right onto the taxes for that house and so there is no extra cost or minimal cash for recouping the fine.



- IF PERSON A HAS TWO UNITS AVAIL, 1 SHOULD BE USED FOR LONG TERM TENANT & OTHER FOR SHORT TERM USE..
- A number of the concerns listed above are not an issue in Oliver such as increased noise, safety and loss of community. Affordable housing could potentially be an issue but the short term rentals I know about would not be affordable anyway, and would be trashed by long-term rentals.
- Where to start! Short term rentals bring many tourists to an already traffic choked region in the tourist season. While the revenue from tourism is nice it is rarely directed into the infrastructure that is required to support the influx of visitors. This burden falls upon the residents of the area, many of who are on limited or fixed incomes. Greed has become the flavor of the day. Should the National Park Reserve occur where will all of the anticipated seasonal staff going to live. In hotels on the tax payer dime? There needs to be more long term rental in the south Okanagan. I don't want to be a nimby but being the owner of a long term rental in Oliver and living in rural Oliver I am well aware of the duress our local people are experiencing. If a long term rental is available it is ridiculously priced. These short term rentals are displacing our people.
- As long as you have a business license no issues.
- I am of the mindset that a bylaw should solve a problem. I have been wondering if there are problems/complaints that have arisen in Oliver or is this pre-emptive? If you have no complaints, then I am wondering what the town is trying to solve? Our guests have never been loud because they are generally gone all day to wineries, beaches, restaurants, etc. We only allow as many guests as we have bed-spaces. There has never been a violation of this rule.
- The chances of someone in the town, buying a home to run solely as a short term rental, is miniscule. With our short tourism season, the owner will lose money on this sort of venture. Council's concerns are a knee jerk reaction to the situation in Vancouver, with a different set of parameters and tourism opportunities year round. With AirBnB, there is NO tax advantage. The company automatically charges the guests and remits the amount to the government. In fact I suspect B&B do not submit taxes if they operate independently.
- I have responded to question 12 with the emphasis on owner-occupied rentals. An onsite owner would effectively manage their unit and the person(s) staying therein. For the sake of their relationship with their neighbours, they would manage their renters in areas of noise, parking and so on. From our experience, the owners typically have only two people in their homes, so the overall usage of town services, with the renters in place, would be about the same as with a family living in that home. The owner-occupied S/T rental property is also highly unlikely to be in the long-term rental market instead for a number of reasons.

Where the property is occupied part-time by the owner (e.g. snowbirds) there is unlikely to be a loss on long-term rental pool.

Where the property is not occupied by the owner and rented out S/T, there could be some issues with the neighbours, but a 24/7 contact person ought to alleviate that issue. If the property is not occupied at all by the owner, that situation could impact the long-term rental market.

- They pay the same for garbage and sewer and that type of thing but us a lot more, driving up the cost to others.
- reduces long term rental inventory
- In our experience, there is more loss of community feel from neighbors leaving for the winter and leaving their houses empty. At least for people who rent out a portion of their home, there is someone there most of the time. I am not in favour of people renting short term and not being on site. The rentals that work well have people living on site and monitoring the things that are going on.
- The Town should only regulate STR to the extent required to exclude entire dwelling units. A true STR requires no regulation. My answers to the remaining questions is on this basis.
- I had to live in Kaleden for a year while my house in Oliver was being built. No place to rent in Oliver, short-term or long term. I understand that the half-corked could be twice as big, but uses a lottery system because of a lack of short term accommodations. That needs to be fixed. Think how much more money would be dumped into Oliver if another thousand people were here for that weekend.
- the degenerate across the street from me has had two cars without insurance on the street for years and years. that area is now thickly coated with motor fluids dripping from these cars without insurance that haven't moved for years. spare me the "parking/snow clearing/traffic problems." the safety and security of this town is a disaster, and that is due to "a few bad apples" while a totally incompetent police force goes to bed at 5pm. and are we really to care about if something is "un fair" for the coastal hotel empire? ps, there is no affordable housing here.
- Short term rentals can lead to people buying in Oliver or being able to work here until they can find a longer term rental or ownership
- There has to be some restrictions. Non of us bought property in a motel district so it is sad to see our neighbourhood turn into one . Please limit the number of rooms permitted in each house for rental (two should be max) and owner occupied during rental.
- All short term rentals should be classified like B&B's, ie. paying for a license to operate as a short term rental
- Short term rentals should provide parking (not on street). Home owner should be either on-site or live in town to properly 'supervise' occupants. ie, deal with noise complaints or behaviour of tenants that could impact neighbours.
- People on holidays are in a different mode than others around them who have to go to work or school, have sleep schedules. Quality of life of permanent residence goes down with short-term rentals.
- 2 x Quality of life of full time residents is affected negatively.

- It is not up to owners of single family homes to address the very real housing issues this community faces. That will be solved by an informed council demanding better projects from the realtors and developers running amok in the valley.
- I think the Town needs to address people with short term rentals in their own homes and rentals in A non-occupied building differently. I would have a problem with a building that has 10 Airbnb units in it with no in-house supervision. I feel that owner occupied homes offering Airbnb units are offering a unique service to visitors coming to Oliver. There is a segment of society that really prefer to stay in homes to staying in hotels. They like the privacy of the backyard and although many of them eat all their meals out, there are some that really enjoy being able to cook their food, their way.
- Why does the hotel get to be tax free for 10 years yet you're concerned about vacation rentalsR
- The statement above ... "Unfair tax advantage over legitimate commercial ..." is discriminatory, and helps illustrate the Town's bias against short-term rentals. In the eyes of the Town what makes short-term rentals illegitimate when compared to B&Bs? We pay business licence & property tax. Water & garbage are pay-per-use. Additional sewer is charged based on the business licence (though it should be pay-per-use too).
- These are non issues than can be handled with existing bylaws, noise for example can happen anywhere and it's hard to feel any sympathy for a hotel that charges \$85 a night in the winter and \$225 a night in the summer, they can be "inventive" which is good for everyone.

**14. Do you think the Town of Oliver should regulate short-term rentals in some manner?**

Yes	126
No, it doesn't need regulation	36

**15. Should the Town allow short-term rentals in single family neighbourhoods?**

Yes	89
No	58
Not sure	13

**16. What are the three most important management rules you would like to see applied to short-term rentals? (Click on three only)**

Adequate parking spaces	62
Bylaw infraction deposit (\$750) to act as an incentive for good management	51
Access to a 24/7 contact in Oliver for concerns and management	71
Maximum number of people per unit per room	71
Fire safety	42
Good neighbour agreement	51
Business licencing requirement	75
Other or none	37

**If you chose Other please comment**

Left Blank	141
User entered value	32
Average submission length in words (ex blanks)	17.88

- This question is against my personal comments. I don't agree with short term rentals. Period! There will be an influx of short term rentals if this goes through. I didn't choose to live beside a transient rental unit as I want to live in peace where I'm at and not have comings and goings of people I don't know.
- No new management rules are necessary.
- Taxes should be collected and paid
- There should be no commercialization of residential properties in which the owner is not in residence on site.
- I do not believe that the town should have any say over the short term rentals.
- Must live full time in the property
- None
- Does good neighbour agreement imply that the owners are offsite? Oliver has a good neighbour bylaw. The business bylaw dictates that the Town advise all property owners within 100m. This has never been done. Are you considering removing this condition because it is too much work?

- 2 x The ODN quotes the Town as stating that there has been only 1 bylaw infraction with owner occupied rentals in 5 years so see little proven need for more regulations. Owner occupied should be managed in the same manner as B & B's. Absent landlord short term rentals should be discouraged as these do impact the long term rental market.
- By law and RCMP costs applied directly to title holders taxes. Extra taxes applied by the town to the owner as compensate for the extra demand on service, so that those not operating a short term rental will not be impacted by it.
- I THINK THE TOWN SHOULD ONLY STEP IN WHEN NEEDED. ( IE PROBLEMATIC PROPERTIES), I WOULD SAY THE MOST IMPORTANT THING WOULD BE TO GIVE THE PPL WHO OWN THESE PROPERTIES THE OPPORTUNITY TO DECIDE WHAT TO DO ON THEIR LAND.
- 3 x bylaw enforcement
- dont know
- 4 x None
- None of the above is necessary to rent out the extra room with the owner present in the dwelling.
- this town is in chaotic crime soaked free fall...and you want to regulate short term rentals? Like I want to rent my place for 3 weeks, and that is an issue? have you driven around the "neighborhoods" of Oliver? Here's a question for you--is there any building of any true value that would be missed if burnt to the ground while the firemen watched, then stole kegs and brought them back to the fire hall to drink? did you ever think that a flush of new humanity might be good for the area--loosen the grip of the human plaque stuck to these hovels and this failure of a town with micro-services for only the rich?
- Would any of these be enforced?
- There is no enforcement of the other bylaws so what is the point?
- I would like it banned.
- should not be allowed
- not sure
- Regulation=do not permit
- How about enforcing the current bylaws?
- Most of these rules are already in place and covered by existing bylaws.
- How will they be regulated? Town doesn't regulate untidy, weeds and dor control.
- Community charter, bylaws, enforcement

**17. Would you be more supportive of short-term rentals in residential areas if the Town put in place bylaws and enforcement resources to deal with impacts such as parking, garbage and noise?**

Yes	61
No	80
Unsure	27

**18. Explain why you answered the way you did please.**

Left Blank	52
User entered value	121
Average submission length in words (ex blanks)	28.89

- because
- As I said above. I have not chosen to live beside commercial rentals... Please don't do this. Put a stop to the rentals that now exist and are getting away with the grey zone on this subject. I have not heard any good info from people who live beside these accommodations.
- See my detailed note above. It should not be my responsibility as a homeowner and longtime resident of Oliver to police and mitigate the poor behaviours of transient residents – our negative experiences have been solely related to single family homes being divided up by the room and rented by absentee homeowners to tradespeople.
- short tem rentals have not bought into our long term goals
- Some oversight is required for the safety and reassurance of the neighborhood?
- We don't enforce by laws we have, so doubt future ones will help.
- I was supportive before. But these are good ideas
- No bylaws should be in place.
- I don't believe the vacation rental proprietors that live on premises are negligent to such issues. It is the absent landlord (both short and long term) that provide the opportunity and means for such issues. Safety and Security in Oliver is not (in my opinion) an issue caused by short term vacationers, but that of the seasonal transient visitors to the valley that seek to support themselves by illegal means (crimes of opportunity and theft).
- Without bylaws there is no control however without resources to enforce bylaws there is no control
- I am fully supportive of short-term rentals. The Town does have bylaws to deal with noise etc. My understanding is there have been minimal problems with short term rentals; it is the long term rentals that use most of the police/fire/bylaw enforcement resources.

- It is a proven bad idea
- I think those particular areas are the ones that receive the most common complaints. If they are licensed with the Town, you have a way to track them.
- Regulation isn't needed.
- I am in full support of short term rentals. The town does not need to put any further bylaws or rules in place, our property tax and monthly utility bills properly reflect any extra so called "impacts".
- Anyone renting should ensure they have adequate parking, deal with any issues themselves and keep within their garbage limits
- Support your already established Hotels, Motels, B&Bs.
- It's important that people understand that there is more to it than letting people stay in their house. Bylaws and regulations could weed out owners who are not prepared to adhere to bylaws or rules.
- It needs to be an even playing field. I agree with short term rentals as long as they get a business license and pay for sewer water garbage etc. Just like we do. Taxes need to be collected as well.
- See comment on 16
- We don't need more regulations...most homeowners that have a guest suite of sorts live in their homes and look after their short term tenant insuring they have a good experience....there are enough rules and bylaws, I think we are all adult enough to regulate ourselves....I feel from what I have seen and heard on our local news sources including including Oliver Loopers on Facebook, South Okanagan Watch Dogs....we are already looking out for ourselves...I don't see any issues with short term rentals ...its good for the visitor, the town and the homeowner.
- I don't see that there is any problem in Oliver. I personally use Airbnb's all over the world and love them.
- I use the sewer system and garbage disposal less than a full time rental would use. I believe you are penalizing and discriminating against short term rentals.
- with or without regulation i support short term rentals. It helps Oliver's economy, which provides jobs, income, etc.
- Regulations need to be in place, or there could be problems for neighbours.
- I do not think that governance is necessary.
- I don't believe garbage & parking are issues, but noise may be. When we had our vacation rental, we indicated quiet times in our rental agreement so no noise before 8:00 and after 10:00. We sat down with each renter and went over the agreement & house rules. Owners are held accountable for their guests and guests should respect the neighbourhood.
- I am not sure why there is a concern about Garbage and noise. We are not attracting youth who are rowdy and loud to Oliver and it would be the homeowners responsibility to manage any garbage.
- Enforcement of by-laws doesn't seem to very robust, based on issues I've seen reported in the past (noise, dogs, commercial trucks in neighbourhoods), so it would be hard to

support a by-law-based initiative. Enforce parking regulations (this may cause owners to think again), enforce registration of business and appropriate taxes. In many cases, this is well-to-do people earning more money to the detriment of those who can't afford to do the same thing. They can pay for their privilege.

- I am supportive, period. But I accept that the town has a responsibility to ensure that neighbours are not impacted.
- The most important issue is maintaining the availability of long term rentals for families and individuals that work and live in our community rather than having a revolving door of individuals that may or may not actually contribute to the local economy.
- Oliver has difficulty dealing with these issues now.
- Bylaw enforcement in Oliver is based on complaint, and neighbours who are negatively impacted by short term rentals should not be placed in the uncomfortable situation of having to 'rat' on a neighbour, and then be told that for a complaint to actually be acted upon, be willing to provide documentation of nature of complaint over time should the complaint be taken to court.
- There are already bylaws governing parking, garbage, noise etc. and these should be applied regardless of who is actually resident in the home. The town really does not need to make more revenue simply because an owner finds it necessary to rent out a room or the entire home.
- Vacation rentals within a home that is owner occupied, I see no problems with this. Most would not have these individual rooms in the general rental pool, so it does not take away from available rentals. A great way to make extra money to help with household costs. Much needed to bring tourists to town. The problem I believe arises when houses are purchased exclusively for short term rental. This is what drives up the costs of housing and decreases long term rental availability and cost of rental.
- It would depend on the wording of the bylaws
- I am already supportive of short-term rentals without them having to be regulated with bylaws, etc.
- I think that people will take care of this on their own, but it is good to monitor.
- The town of Oliver does not have the job's to support higher rental housing. Air B & B would push rental prices higher. Short term workers or seasonal workers cannot find accommodation.
- Short term rentals were initially started to be a mortgage helper or to help a friend out (couch surfing). Not big business. Rules should be made to say that the neighbors are not affected and that the house is not used as part of a big business or illegal activities
- People are people-permanent residents who party and have guests taking up parking are as much or more of a pest than short term renters that might occasionally do so. Garbage is already on an over-limit tag basis, the owners will sort it out. These types of rentals have worked fine for years in larger communities; if the owner does due diligence on who the rent to, it's not an issue. Don't look for excuses to micro manage this beyond the by laws that already exist.



- bylaws are only good for those who follow them. there are always people who skirt the law and do what they wish, leaving it up to others to complain about their bylaw infractions. The town already does not have enough staff to adequately enforce the existing bylaws, now it will cost us more to police these people
- Are these resources not already in place? This should not be a bureaucracy justifying more bureaucracy.
- Parking, garbage and noise issues are not specific to short term tenants.
- My experience has been extremely positive. Guests who stay at the rental beside our property are properly vetted so there are not an issue with noise or too many people staying at the unit. Bylaws don't ensure a better experience, it starts with being a responsible citizen.
- Concern over short term renters who do not monitor their guests.
- The town should work with homeowners, and support them, not police them. The reason you buy a single family dwelling is so you can have the freedom, within reason... otherwise you may as well live in a condo.  
water/sewage is a prime concern.
- I don't agree with short term rentals. Not enough long term rentals. The town should be focusing on affordable housing instead of short term rental
- That would be up to the owner the town cannot police the current crime rate now
- if short term rentals are NOT regulated with enforcement, residents have no recourse and landlords can do what they want to maximize income without regard for the community.
- With adequate rules addressing a renter's rights and responsibilities, and a way that we the residents can complain, if needed, short term rentals would be fine in Oliver.
- Short term rentals should not be allowed in the Town. Ask the neighbours of 555 Earle Cres.
- I'm not sure bylaws will effectively control the growth of "illegal" short term rentals.
- more people in the house creates more garbage, parking, but not necessarily more noise as most renters are quiet?
- Town bylaws are not proactively enforced as it is. I suspect that most of the calls for short-term rental infractions will be on weekends and possibly after normal business hours. This will add to the administrative and enforcement burden on the Town. It will also disappoint – the mildest term – the complainant.
- 2 x I am Supportive of owner occupied vacation rental in residential areas as is with minimal rules.  
Owner occupied is the best management tool available to the Town. Not sure why the Town continues to allow absent landlord vacation rentals. More regs require more resources to manage at an additional cost for minimal benefit, where is the added value for the Town to do this.
- Only if bylaw and enforcement applies equally to everyone: long-term residents and newcomers alike. No special treatment for long time residents.

- Without a proper framework and/or way to enforce/monitor short-term rentals then the negative associated effects of short-term rentals will remain. A business license frameworks with penalties is heavily needed.
- I don't think short-term rentals are suitable for residential areas. If the area allowed is conducive to what the town has to offer, ie, Tucelnuit area, then I am supportive of that. Noise is an issue no matter what – short-term or long-term. So no extra impact. Garbage – people pay for extra garbage. Again – no extra impact. Parking – that would be an issue for surrounding neighbors.
- Because right now I do not believe that most of the short-term rentals are legal and do cause problems in some neighborhoods.
- It should be the home owner who is responsible for this, not the town. Proper parking, garbage disposal and noise control should really be monitored and supplied by the home owner.
- Past experience shows that. Bylaw people do not deal with the problems. Too much beaurocracy
- The bylaw will not be enforced.
- With out knowing what areas exactly short term rentals would be going into fully, I could not support this. I would also need to see and know how it will be effectively enforced with out lengthy delays in collections. Also how much more would the average non short term rental owner have to pay in taxes to fund bylaw enforcement resources.
- IM UNSURE THE TOWN NEEDS TO BE HEAVILY INVOLVED. NO EXTRA RESOURCES SHOULD GO TOWARDS ENFORCEMENT OR BYLAW..IF ANYTHING THE TOWN SHOULD TRY TO TACKLE HOMELESSNESS IN OUR TOWN BY CHARGING EACH HOST A ANNUAL HOMELESSNESS INTERVENTION FEE, WHERE THE FUNDING GATHERED WOULD GO TO CREATE SOME GOOD THINGS FOR THOSE IN OUR LITTLE TOWN WHO HAVE NOTHING.
- I think noise is the main issue which can be diminished if the owners remain on site.
- Not fair to businesses already in that field
- ?
- I am already very supportive.
- I believe if the Town created bylaws to regulate short term rentals which are designed to reduce the long term rental inventory both the tourism industry and the ability for local housing is satisfied.
- Not an issue
- Support short term rentals by way of business licences, requirements for owner-occupier (not absentee ownership-operator).
- People will police themselves, it is their property st stake.
- Short term rentals can be positive providing that they are properly licensed, taxed and otherwise regulated.
- Oliver's bylaw management is complaint driven. You already have by-laws in place for parking, garbage and noise. If you have complaints, enforce them. I do not think you need anything new.

- Question 16. Not only short term rentals, but also B and B's and LONG term rentals should ALL be required to have a business licence. We are ALL making money and running a business. To single out only short term rental operators is discriminatory. Are you doing this at present. This question must be addressed in this review.
- Question 17. We have no more garbage and sewer with our guests, then when we did as a family of 5. This is a spurious reason for not having short term rentals. How do you presently address multigenerational homes in the town? Not mentioned here, but we are being double charged for sewer. Why? Once again our guests do not impact the sewer issue any more than when we had our family.
- It has always appeared to me that bylaws and their enforcement in Oliver is of such a low priority – why would new bylaws regarding this issue be any different.
- I am already in support of S/T rentals for owner-occupied properties – I don't think I can be more supportive.

I am less supportive of S/T rentals for absentee owners – regulations would be good in this case.

- I do not believe short term rentals or any secondary suite rentals should be allowed in a single family zoned area.
- It's really parking, noise, lots of people in and out, that worry me about having a short-term rental next door. Someone with a B&B doesn't bother me, but a virtually empty house with temporary renters arriving and leaving does.
- The regulations at present are non existent. It is a great opportunity for the community and a few property owners who wish to supplement their income.
- Hard enough to find long term rentals here as is
- I think short term rentals can be a benefit to Oliver, if they're managed and monitored properly. Allowing them, with limits, will be more beneficial in the long run than not allowing them so they continue without regulation. Some for regulation and recognition helps the visitors, the owners of the rental property, and their neighbours.
- short term rentals should be in commercial zoned areas, since they are running a business and pay the business class taxes
- I don't think that we need to bog the system down with lots of red tape, but common good neighbor practices should be observed, and if necessary enforced.
- I am supportive of true STR.
- Poor management will allow problems, which would result in angry neighbours, which would kill the whole project after a few years. Bylaws could control most issues and disgruntled neighbours would have a place to have their issues addressed. Fees would address the issue of unfair tax advantages. Unregulated enterprises like this unfortunately don't work. Regulations prevent problems. I am FOR short term rentals, with bylaws attached.
- We have had in the past some disturbing experiences with short term neighbors.
- WHAT IMPACTS SUCH AS PARKING GARBAGE AND NOISE? I live next to plenty of human garbage, who have smothered their nook of the "neighborhood" with leaking

mechanical garbage. dogs that bark incessantly. shut ins. it is as if we are talking about Beverly Hills or something. Oliver is a disaster. If people own their homes, let them rent their homes. It can't get much worse.

- In case the landlord is only an investor and not available
- I think some restrictions financially will limit the number of units because it makes it less financially viable. A licence would also allow for some basic requirements so tourists don't find themselves in dumps. Some people have had that happen abroad.
- Not sure if the number of complaints warrants by-laws/enforcement given there would be a cost associated with it. Not sure how you could manage complaints efficiently.
- If houses with short term rentals are creating more garbage than a single family, they should be charged accordingly.
- Do NOT want to have short term rentals in our neighbourhood. Already have issues with full time resident night owls (people) living in our neighbourhood and not respecting noise by-laws. Impossible to control people with poor attitudes... enforcement resources not a solution...unfortunately.
- Enforcement resources are not the solution ...inconsiderate people can not be controlled. People on holiday are in different mode than working & students. hotel was built to accommodate vacationers. let them be successful. B&B also provide tourists with options.
- Enforcement resources are not the solution ...inconsiderate people can not be controlled. People on holiday are in different mode than working & students. hotel was built to accommodate vacationers. let them be successful. B&B also provide tourists with options.
- don't need them
- see previous comment
- The biggest issue is it erodes an already desperate rental property situation for people who move here with a great job. I was very lucky to find my place.
- Will my taxes go up?
- i sincerely feel that bed and breakfast operations are great, but the short term rental of homes in residential areas should be banned altogether.
- I agree with the access 24/7 for concerns. We greet our guests on the day they arrive and provide them with maps brochures and the town of Oliver booklet. Air b&b encourages smoke alarms and in fact provides Carbon monoxide detectors. Homes should supply adequate parking.
- I'm not sure why this issue has become a focal point with the Town of Oliver. I have not heard, or read on ODN or The chronicle, of any issues with short term rentals. I think short term rentals serve a purpose, and do not impact the long-term rental market. I think the Town should have some controls in place to protect themselves, and to have guidelines to give to people when requested. In 2016 when we started our Airbnb I went to the Town office and asked them what I needed to do. They sold me a business license for \$75 and I asked if there was anything we had to do to our property? I was told we should have self-closing locks on the gates around our pool. We have had

no problems with any of our guests. I would hate to see the opportunity to have short term rentals in your home removed.

- I'm not concerned about parking, garbage and noise, I am concerned about the lack of long term housing availability on Oliver.
- Short term rentals who follow policies should be allowed to exist.
- bylaw police
- More bureaucracy for a self inflicted problem
- existing bylaws
- Bylaw enforcement hahahahaha
- Current bylaws lack sufficient enforcement
- How about enforcing the current bylaws?
- We already have bylaws in place
- Not necessary
- We are short-term rental owners. Parking is crucial. Noise control is crucial. Garbage is already pay-per-use, so is already handled imo.
- Who wants short rentals?
- These services can be measured/monitored for impact on the town
- Parking, Garbage and Noise infractions exist right now! Are they enforced? The Town of Oliver doesn't need to create a "what if" scenario and target one group. It is unfortunate that unjust complaints may happen and thus tax existing resources. I
- The current bylaws should be sufficient if the requirement of neighbour complaint is removed. In other words enforce bylaws without the need for complaint
- Abuse of these could make Oliver a not so nice place to be.

**19. Even if you don't want to see an expansion of short-term rentals would you like to comment on possible preferences for expansion in the Town of Oliver?**

Yes	50
No	93

**20. Select the approach to capping short term rentals you most agree with.**

Capped on the total number of units, and limited to 2-3 per block where allowed to operate	18
Capped on the total number of units, no limit on the number per block where allowed to operate	3
No cap on the number of units or where they are allowed to operate	15
Other (please specify)	14

### Please specify

Left Blank	159
User entered value	14
Average submission length in words (ex blanks)	12.36

- 15 x No cap on the number of units or where they are allowed to operate
- 3 x Capped on the total number of units, no limit on the number per block where allowed to operate
- 18 x Capped on the total number of units, and limited to 2-3 per block where allowed to operate
- 14 x Other (please specify)

### 21. Who should be able to operate short-term rentals? (select multiple if desired)

Homeowners, in their primary residence	29
Part-time residents / 2nd homeowners who use their property occasionally	3
Owners of entire rental buildings	4
Other (please specify)	13

### If Other please specify

Left Blank	160
User entered value	13
Average submission length in words (ex blanks)	10.46

- no one
- This is actually more than one answer – homeowners, part time residents and investors
- This question does not allow multiple answers. Homeowners in heir primary residences and owners of entire buildings designated a
- I select all but the system would not allow for it.
- Cannot select multiply but i feel everyone should be able as-long as we, the town, are taxing it

- All of the above based on the conclusions from Question 20
- Keep short term rentals out of residential neighbourhoods. Are the 225 hotel rooms in Oliver booked to capacity all summer?
- HOME OWNERS, PART TIME OWNERS, 2ND HOME OWNERS TOO.
- Homeowners and part-time owners – multiple selection NOT WORKING.
- Enforcement?
- No one. Town oversight is zero.
- All, why try to police this. A short term rental permit and fee should be required

**22. What portion of a dwelling should be able to be rented short-term? (select multiple if desired)**

Spare Rooms	13
One entire residential dwelling unit at a time (e.g. apartment or home, a home with a suite could rent out one or the other, but not both)	12
An entire residential dwelling and any attached suites (side suite) or detached suites (garage suites) at the same time	9
Other (please specify)	15

**If Other please specify**

Left Blank	158
User entered value	15
Average submission length in words (ex blanks)	8.87

- As above
- Vacation rentals should be proper suites with bathrooms facilities
- A room or a suite where the owner is in residence
- 3 x All
- a separate small unit or detached suit but not the whole house
- None. A single family home could become a party house in no time.
- 2 x Up to homeowner either single rooms or suite as required to meet various demands.
- a self-contained unit in an owner-occupied home.
- Tents for cherry pickers
- Apartment and home are two different things.

- Specifically designed or segregated suites
- Any dwelling as long as the fees parking etc are followed
- See answer to 22
- 5 x All
- Wont let me enter multiple – all but apartments and town homes
- Doesn't allow me to pick multiples
- None. This is not Vancouver
- 2 x No experience
- 2 x Rooms or suite
- Suites in a home.
- 2 x Develop buildings specific to short term rentals.
- Grass
- Only apartments or condos who have strata rules.
- A copy of insurance, strata regulations etc when applying for permit should weed out categories
- apartments or stratas
- Again, why try to police this, have full details on permit and this would expose any legal infractions

**23. What type of dwelling should be able to be rented as short-term rentals (select multiple if desired)**

Single Family	9
Apartment (stacked units)	1
Attached suites	14
Detached suites (over garage, secondary building)	3
Other (please specify)	22

**If Other please specify**

Left Blank	151
User entered value	22
Average submission length in words (ex blanks)	6.64



## 24. Where should short-term rentals be permitted?

Everywhere in the Town of Oliver	33
Select neighborhoods in the Town of Oliver	7
Other (please specify)	10

### If Other please specify

Left Blank	163
User entered value	10
Average submission length in words (ex blanks)	4.60

- As above
- no where
- See answer to 22
- Nowhere. Have you heard about the housing crisis?
- Have developments in isolated areas specific for short term rentals.
- 2 x isolated areas.
- Only in properties that have their own rules and regs.
- Vancouver
- Not for the Town to decide

**That's it! Thank you so much for your opinion. Please leave any final comments here.**

Left Blank	134
User entered value	39
Average submission length in words (ex blanks)	48.18

- Thank you for the survey...
- There should certainly be an appropriate balance of needs on this issue in favour of homeowners who are residents in their single family homes. Absentee homeowners who are merely using their homes for alternate purposes i.e. to accommodate often transient tradespeople by renting their homes by the room, is not an appropriate use of a single family home. It creates significant stressors for resident homeowners who neighbour

these properties and is devaluing our properties and changing the character of our neighbourhoods.

- Vacation rentals should be considered a vital part of the tourism community. Oliver needs to continue to ensure that tourism remains a strong economic driver and vacation rentals are a part of bringing tourism dollars to town. Millennials, Gen X and soon Gen Z seek alternative stay experiences and Hotels/Motels do not necessarily meet their needs.
- "Owner occupied " short term rentals differ very little from B & B other than the fact the renter makes his/her own meal! Sure limit the # of people, # of cars, but don't get silly over it.
- I found the questions were designed to lead one to the writer's preferred response. They weren't designed to encourage full interaction and thoughts from residents. Also the "select multiple if desired" option does not work.
- Having stayed in short term rentals in other cities, the onus is on the owner to have strict guidelines in place re noise parking,etc and someone available to call if there is a problem.if they are licensed the issue of parking could be addressed there. As a traveller, staying in a home and having all the amenities of a home at a cost less than hotel costs for less space,etc is something I would look for if I was coming to Oliver as a visitor.
- The short term rental market allows people with different levels of income to be able to afford to travel and stay in these beautiful places suck as the Town of Oliver. These people regardless of this can and will stay here not just visit here during business hours. There are now affordable choices for lodging for anyone who wants to come and see the vineyards or enjoy the local fruit and wineries. Now they stay here, have breakfast, lunch and dinners in our restaurants. It's all good for our local economy. No changes or extra rules are required. Don't fix what isn't broke.
- We need LONG term housing, plain and simple. I run a small lodge in the area, we have to take in people for 9 months over the off season so they have a place to live. Being a lodge we have to charge more than a house with an extra room or 2. Its not fair. Unfortunately we have to pay our bills too. I would love to see more housing for more people and yes make it affordable for all. WE NEED our workers, they need a place to live.
- People need more accommodation options in our town. Affordable housing is really important also. I would hope we could come to find a balance which addresses both issues.
- We need to encourage rentals for long term as well. We have many tourism jobs with no housing avail. Short term could be 4-6 months at a time.
- Another decent family type restaurant would be great!
- Living in this beautiful part of the world we have many visitors throughout the year. We do not rent our house but live in it full time. When I look at the past year of visitors we likely had over 150 nights when we were not alone and had guests. When people visit, we get our own little vacation and were very likely noisy and had extra cars. I do not see short-term rentals being worse on the community than regular rentals or homeowners themselves.

- Growth will benefit us all except those that do not want change and change is inevitable. Tax and regulate the rentals and reinvest the money in tourism/infrastructure. This is Andy from Baldy and I know other larger ski hills have had challenges with air b n b taking revenue from their hotels etc. It may be worth the town connecting with them or other communities that are going through – if you haven't already
- STOP EXPANDING THE TOWN. There's little appetite for building up in this town but STOP letting developers and others creep the boundaries further into the agricultural or natural/wild lands. It was a huge mistake to allow a developer to build on the SAND hill above the cemetery. Or on the marshy land by the river. It's amazing how the word NO can create some alternative ideas among those who are determined to be in a certain place. Not NO to business. NO to quick-buck developers who leave the town and the residents to pay for the aftermath (the terrible road to the apartments by the hospital is a good example ...).
- Although you have said we could have multiple answers, the form only allows one choice per question.
- Short term rentals should be located out of residential areas. People who own residences who live in residential neighbourhoods assumed, upon purchase of those residences, that they would be living in residential neighbourhoods, and not commercial neighbourhoods. Incentives for additional hotels should be our priority.
- The town went after a hotel developer and got one so now they should go after a low cost housing developer and get some low cost housing in Oliver
- For questions 22 and 23, I wanted to check more boxes, and the survey said that I could check multiple answers, but it would not let me do this. Please note that I would like to do this. For #22, I also wanted " spare rooms", and for #23, I also wanted " townhouse, apartment, attached suites, and detached suites.
- Do not tax the short term rentals but regulate the points i mafe above
- This is a good start. Glad to see some good planning!
- There should be more campgrounds available... they are always filled up and the campers go elsewhere instead of spending their time and money here when this is where they want to be.
- regulate these businesses and that will reduce lots of conflicts in advance of their being a serious problem.
- items 21, 22, 23 indicate that i can select multiple items, but the software is set up so only ONE item can be selected.
- I think that limiting WHERE they should be permitted is counterintuitive. Every person on vacation may have different plans. Some may want to stay in town where they can walk to get an ice cream and access the community center. Some may wish to bike and prefer to be further out of town so they have quicker access to the back roads. Some may wish to be more secluded and in less residential areas. I think that by limiting WHERE they are located, you are pigeonholing people into what you deem their vacation should look like.
- Q19 – expansion of what ?

- Short term rentals do not seem to impose a burden on bylaw enforcement as compared to long term rentals. As their next exercise in local management and revenue collection perhaps the Town should look to enforce business license requirements on those long term rentals as they do cost the Town resources for bylaw enforcement.
- Short term rentals do not seem to impose a burden on bylaw enforcement as compared to long term rentals. As their next exercise in local management and revenue collection perhaps the Town should look to enforce business license requirements on those long term rentals as they do cost the Town resources for bylaw enforcement.
- The multiple answers option is not working for the last set of questions.
- Clean up long term rentals first.
- For some questions that say select multiple answers there was not the ability to do so.
- I THINK OF OLIVER HAS A FORWARD THINKING TOWN THAT CAN REALLY SET THE TONE FOR SHORT TERM RENTALS..I FEEL THE TOWN SHOULD EMBRACE THE RENTALS & LOOK FOR WAYS TO ALLOCATE THE FEES GENERATED TOWARDS HELPING OUT THE LESS FORTUNATE IN OUR TOWN.
- Oliver has desired a hotel for years and years. I would think that the purpose of desiring a hotel was increased accommodations for guests. If so, then the town is winning the lottery with short-term rentals because that is even more accommodations for guests.
- qu 21, 22, 23 do not allow for multiple choices. You will get skewed responses At present, the town allows B&B establishments within the confines of the town boundaries. There is no difference between someone operating a B&B and a 'short term rental'. All of the issues raised in this survey apply to this type of accommodation as well as short term. We have had B&B's operating without issues for years, without onerous and punitive financial obligations. If you are going to introduce bylaws, then they should be all encompassing and include, short term, B&B and long term. To not, is a discriminatory practice.
- Over the course of building our home we stayed in four different S/T rental, owner-occupied homes in Oliver, one in Osoyoos, one near OK Falls. In addition, we stayed in condos in OK Falls and hotels/motels in Penticton and Oliver. Far and away, our experience in the Oliver rentals was wonderful. We met great people, and got the chance to discover the town through their connections and information. The fact that these places allowed us to prepare our own meals was important to us as restaurant dining is not the best, healthy choice and allowed us the chance to also support local food supply businesses as well as the restaurants when we did not wish to do our own meal prep. Our experience in the motels and hotels was adequate for accommodation, but no where near as positive for the opportunity to meet people and learn of the town. Meal preparation in the hotel/motel was also substandard or nonexistent.
- I hope the Town doesn't create an industry in dealing with a simple issue. STR are important to the visitor and the home owner. The problem is commercialization which should not be allowed.

- We need growth. We need money coming in to the town. Tourism cannot thrive if tourists have no place to stay. Some people are dedicated B & B types, who might be bypassing Oliver due to no short term rentals.
- If the town of Oliver would just do all the things that need doing, and have needed doing for the last decade at least, if there was some kind of real, meaningful effort to pull this town up by it's ugly, crippled boot straps, then this might be an issue. there is so much to deal with / fix / correct in this cursed hamlet that it is a bit impious to be clutching pearls over rentals.
- No permits for single family development in downtown area. tax abatement for developer that are willing to meet community needs regarding young families, young workers, and elderly living on their own.
- Most of the time, short term rental occupants are no different than family visiting for an extended stay! Bylaw infractions should be dealt with the same as they are now.