# Short-term rentals

## in Central Okanagan Electoral Areas East and West

## *What We Heard Report*

February 10, 2026

Regional District of Central Okanagan

# Table of Contents

Introduction ..... 1

Engagement Overview ..... 2

How We Communicated ..... 3

Methodology ..... 4

High Response Volume and Contributing Factors ..... 4

Categorizing Responses ..... 4

Data Limitations ..... 8

Key Findings & Major Themes ..... 7

What We Learned: Survey Results ..... 10

How to Read and Interpret the Survey Results ..... 10

Who We Heard From ..... 11

Detailed Responses ..... 14

# Introduction

The Regional District of Central Okanagan (RDCO) is undertaking updates to its short term rental (STR) regulations for Electoral Areas East and West. The goal of this work is to establish a clearer, more consistent regulatory framework that aligns with new provincial legislation while recognizing the distinct rural character, servicing conditions, and community priorities within both Electoral Areas.

The regulations described would apply only to RDCO Electoral Areas, including the rural communities of Joe Rich, Ellison, Wilsons Landing, and other areas within Electoral Areas East and West. They do not apply to any member municipalities. This means the City of Kelowna, City of West Kelowna, District of Peachland, and District of Lake Country are not included in these regulation changes.

Short term rentals play an important role in rural regions by supporting tourism, providing income opportunities for property owners, and contributing to local businesses. At the same time, balanced regulations are needed to maintain rural character, support public safety, and ensure that the needs of long-term residents and visitors are appropriately considered.

With demand for short term accommodations growing—and with provincial legislation introducing new registration requirements for STR operators—RDCO initiated a review of its current policies. Existing regulations allow the traditional bed-and-breakfast model in limited residential areas, which has restricted opportunities for operators wishing to offer whole-home rentals given the province's new regulations.

To address this, RDCO is exploring updates that would allow STR use in secondary suites and full homes across a broader portion of the Electoral Areas, provided life-safety, fire protection and servicing standards are met.

The Province's 2023 Short-Term Rental Accommodations Act (Bill 35) now requires all STR operators to obtain a business licence and register with the provincial STR Registry to be listed on major platforms such as Airbnb and VRBO. While regional districts are not required to adopt the principal residency requirement included in the legislation, they may choose to do so. RDCO proposes to continue to manage STR regulation in its Electoral Areas through zoning and business licensing and opting in to the principal residency requirement is not intended within this policy framework.

RDCO staff presented a proposed draft regulatory framework to the Regional District Board on December 18, 2025. The engagement results described here reflect that proposed regulatory framework.

# Engagement Overview

To help shape the proposed new STR framework that the RDCO Board received in December 2025, the RDCO conducted a public engagement process between January and February 2026. This included an online survey, a virtual session, and three in-person open houses in Electoral Areas East and West. Feedback gathered during this engagement is to be used to inform development of relevant bylaws and the overall STR approach, with an end goal of regulations that provide clarity, support rural communities, and align with provincial requirements. The following engagement methods were used to gather feedback from the public:

| Date | Engagement Activity | Number of Participants[1] |
|---|---|---|
| January 12 – February 2, 2026 | Short term Rentals Survey | 847[2] |
| January 15, 2026 | Virtual Engagement Open House | 15 |
| January 20, 2026<br>5:00 p.m. to 6:00 p.m. | In-person Drop-in Open House<br>Wilson's Landing Fire Hall | 13 |
| January 20, 2026<br>5:00 p.m. to 6:00 p.m. | In-person Drop-in Open House<br>Killiney Breach Community Centre | 17 |
| January 22, 2026<br>5:00 p.m. to 6:00 p.m. | In-person Drop-in Open House<br>Ellison Heritage Community Centre | 7 |

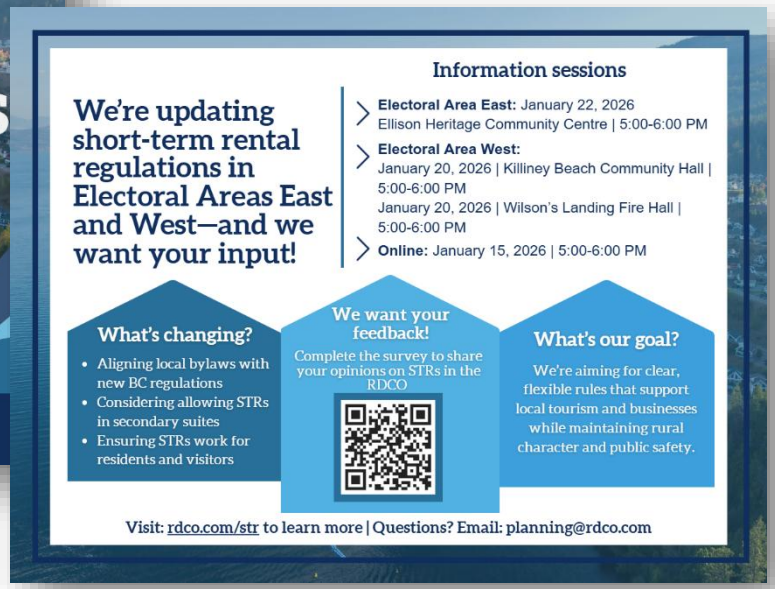
The RDCO also hosted a landing page on the Your Say platform, accessible at yoursay.rdco.com/short-term-rentals, which included background information and documents, in-person and virtual engagement information, and a link to the survey.

[1] In-person attendance totals are estimates based on the number of persons who signed in at each open house.
[2] 251 responses from those who reside or own property within RDCO Electoral Areas. Further detail provided in Methodology on Page 4 - 6.

# How We Communicated

Opportunities for public engagement were communicated to residents of the Central Okanagan Electoral Areas through a multi-channel outreach approach designed to reach a broad and diverse audience. Digital promotion included targeted social media advertising and direct email notifications sent to Electoral Area subscribers, ensuring timely and accessible information about engagement opportunities. Social media ads were used to raise general awareness and direct residents to additional information online.

To complement digital outreach, a physical postcard was mailed to residents in the affected electoral areas to ensure households without regular online access were also informed. Engagement opportunities were offered through multiple formats, including in-person engagement sessions held in both electoral areas and a virtual online session to increase accessibility. This mix of digital, in-person, and mail-based communications helped ensure residents were aware of and able to participate in the engagement process in a way that best suited their needs.



# Methodology

The survey was the primary source of community input for this engagement process. A total of 847 responses were collected between January 12 and February 2, 2026. The survey was available online through the RDCO's *Your Say* engagement platform, and paper copies were made available at all in-person open houses. Paper responses were collected, verified, and transcribed into the final dataset.

## High Response Volume and Contributing Factors

The number of responses received was significantly higher than anticipated. A key factor was likely confusion regarding who would be affected by the proposed changes. The updated regulations apply only to RDCO Electoral Areas East and West, but some respondents may have believed that the changes applied to the entire Central Okanagan. Short term rental regulations are set independently by each municipality, and the City of Kelowna, District of Peachland, City of West Kelowna, and District of Lake Country all have their own STR bylaws.

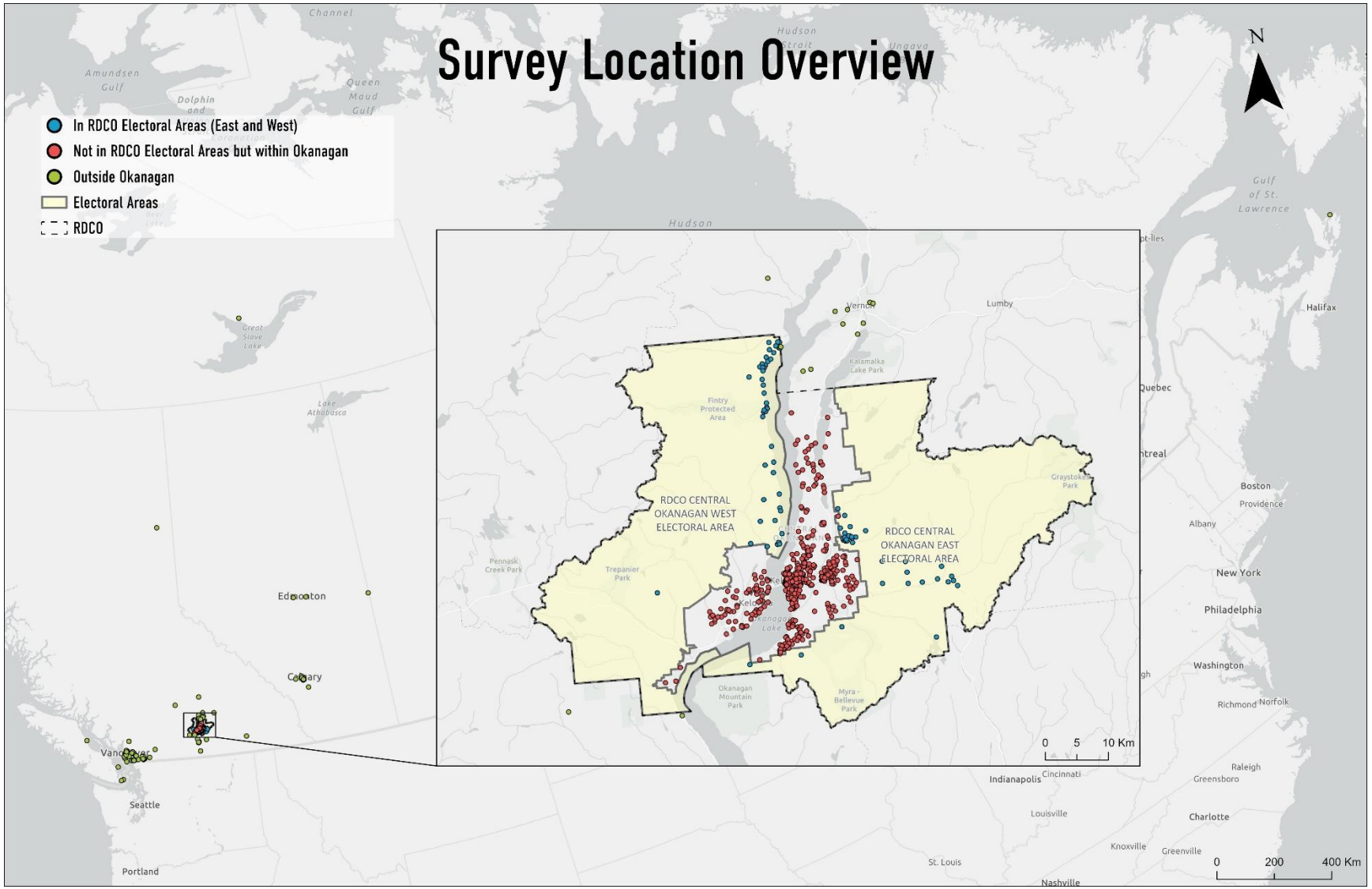
This confusion may have been amplified by the fact that, in addition to the RDCO's engagement process, several local municipalities were simultaneously reviewing or updating their own STR regulations and had advertised their processes. Overlapping media coverage and regional conversations likely contributed to some respondents participating even though they were outside the affected areas. Additionally, many residents, property owners, and visitors across the Okanagan have a vested interest in tourism-related policies and may have chosen to participate to share their perspectives.

## Categorizing Responses

### Where Were People Participating From?

To help understand where feedback was coming from initially, survey responses were grouped into three geographic categories, shown below. The first group included respondents who live within RDCO Electoral Areas East or West. The second group captured those who live elsewhere in the Okanagan—such as Kelowna, West Kelowna, Peachland, or Lake Country—but outside the Electoral Areas. The third group included respondents from outside the Okanagan region altogether, including other parts of British Columbia, other provinces, and even international locations.

*One response received from out of the country is included in the results but not shown on the response location map.*



## Filtering Reponses for Those Most Impacted

Then, to better identify the perspectives of people most directly affected by the proposed changes, the survey data was filtered using a two-step process.

First, respondents were sorted by postal code to distinguish those living within the Electoral Areas from those living outside them. Second, responses from individuals living outside the Electoral Areas were further reviewed to determine whether they owned property within the RDCO, based on their survey responses. This step helped identify people who do not reside in the Electoral Areas but still have a direct interest in the proposed regulations through property ownership.

This filtering approach allowed Electoral Area residents and property owners, those most impacted by the proposed STR updates, to be analyzed as a distinct group. At the same time, it ensured that the perspectives of people from surrounding municipalities, the broader region, and beyond were still acknowledged and included in the overall engagement findings.

As a result of this filtering, 251 of the 847 total survey responses were identified as coming from individuals who either live within the Electoral Areas or live elsewhere but own property within the RDCO. Throughout this document, these respondents are referred to as *Electoral Area Respondents and Property Owners*. The remaining 596 responses, which did not meet the filtering criteria, are referred to as *Respondents Residing Outside of Electoral Areas*.

## Purpose of the Filtering Approach

The goal of this filtering method was to strike a balance between two important priorities. First, it ensured that the voices of those directly affected by the proposed regulations were given priority in the analysis. Second, it recognized that many people outside the Electoral Areas—such as property owners, visitors, and those involved in the tourism sector—also have meaningful reasons to participate.

vBy applying this approach, the engagement results provide both a clear understanding of local perspectives and a broader view of regional interest in how short term rental regulations may evolve within the Central Okanagan.

**847**
Total Survey Responses

| Electoral Area Respondents and Property Owners (251) | Respondents Residing Outside of Electoral Areas (596) |
| --- | --- |
| People who live in the RDCO Electoral Areas or own property there. This group is most directly affected by the proposed changes and was prioritized in the survey analysis. | People who live outside of the RDCO Electoral Areas and do not own property there. This group is less directly affected, but their perspectives are still included to reflect broader regional interest. |

# Data Limitations

It is important to acknowledge several limitations in the filtering method used. Not all respondents provided a complete postal code, and postal codes themselves can cover large geographic areas, which reduces location accuracy. In addition, simply identifying that a respondent owns property in the RDCO does not fully eliminate the possibility of misunderstanding. Some individuals may have believed their property in the broader Central Okanagan was within the RDCO Electoral Areas and may have answered accordingly.

There is also the possibility that some respondents mistakenly indicated they owned property in the RDCO when they were referring to property located in nearby municipalities such as Kelowna, West Kelowna, or Lake Country. Finally, a portion of the responses required manual review based on written comments. While this helped clarify ambiguous cases, it introduces a degree of subjectivity into the filtering process.

*Killiney Beach Open House*
*January 20, 2026*

*Wilsons Landing Open House*
*January 20, 2026*

# Key Findings & Major Themes

A number of highlights and key takeaways of the survey results are below.

### Overall sentiment leans toward support in Electoral Areas

Ultimately, the goal of the proposed policy updates is to make STR regulations clearer and more flexible for residents and property owners in the RDCO, while maintaining a balanced approach that supports economic opportunities, promotes local tourism, and helps preserve rural character.

Amongst the 251 respondents from the filtered group within Electoral Areas, those most impacted by the proposal, when asked “Overall, how supportive are you of the proposed approach for regulating short term rentals in the RDCO?”, the results pointed to a generally supportive overall sentiment. More than half of this group expressed support for the proposed direction, with 48% strongly supportive and 15% somewhat supportive. (Within this group there were 41 who indicated they operate a short term rental. All but one of these responses indicated they own property within the RDCO.)

At the same time, perspectives were not unanimous. Within the Electoral Areas, 17% were strongly opposed, reflecting a range of perspectives across rural and resort-oriented communities.

Views were more polarized among respondents living outside the Electoral Areas: 30% strongly supportive, 18% somewhat supportive, and 30% strongly opposed.

Together, these results highlight a supportive overall outlook, while also showing key differences in how communities across the region perceive the role and regulation of short term rentals.

### Flexibility for Homeowners is a Priority

Flexibility for property owners was one of the most commonly identified priorities in the feedback. Among Electoral Area respondents, 59% rated flexibility as extremely important and 11% rated it very important.

Feedback related to flexibility was also reflected in views on operator residency. Within the Electoral Area Respondents and Property Owners group, 57% strongly supported allowing owners to operate an STR without living on-site, provided a designated representative could respond within two hours. In written feedback, this option was often described as workable for rural and seasonal communities where owners may not be present year-round.

However, views were again not unanimous. Twenty-nine percent (29%) of Electoral Area respondents indicated strong opposition to off-site operation. Views were more polarized among respondents living outside the Electoral Areas, with 48% strongly opposed and 36% strongly supportive of allowing operators to live off-site.

### Economic and Tourism Benefits Acknowledged

When asked about the importance of potential economic and tourism contributions of STRs, Electoral Area respondents identified two outcomes as extremely important:

- Supporting local businesses (57%)
- Providing supplementary income for homeowners (57%)

In written comments, respondents described ways they felt STRs contribute economically, including helping sustain local tourism, supporting homeowners in managing rising living costs, and offering guest accommodation options in rural and lake-oriented areas. These perspectives were most often expressed by current STR operators or individuals considering operating an STR.

### Neighbourhood and Community Concerns Remain

In addition to areas of support, respondents identified several neighbourhood and community impacts they felt STR regulations should address. Electoral Area respondents generally reported lower levels of concern overall, but more frequently noted:

- Noise and neighbourhood activity (28% extremely concerned; 7% very concerned)
- Safety and security (22% extremely; 8% very)
- Changes to community character (24% extremely; 4% very)

Respondents living outside the Electoral Areas identified many of the same issues but showed higher levels of concern overall, particularly related to housing. This group more often emphasized:

- Long-term rental availability (42% extremely concerned)
- Housing affordability impacts (44% extremely concerned)

By comparison, Electoral Area respondents and property owners were far less concerned about these housing-related issues, with 54% rating housing affordability as not at all a concern and 61% rating the loss of long-term rentals as not at all a concern.

### Infrastructure and Safety Concerns Addressed

Electoral Area respondents identified several practical considerations related to rural infrastructure—such as emergency access, road conditions, service response times, and overall system capacity during peak visitor periods. While these issues were noted, respondents in this group generally did not express high levels of concern about infrastructure strain: 21% were extremely concerned, whereas 61% indicated they were not concerned at all.

When asked about the extent to which the proposed requirements address safety considerations related to emergency access and fire protection, 53% of Electoral Area respondents and property owners and 45% of respondents outside the Electoral Areas indicated the requirements would address these considerations “a great deal.”

### Confidence in Enforcement is Mixed

Confidence in the RDCO’s ability to enforce STR regulations was mixed.

- Among Electoral Area respondents, 31% felt very confident, while 27% reported no confidence in the ability of the framework to maintain rural character and safety.
- Outside the Electoral Areas, confidence was lower overall, with 38% reporting no confidence.

Enforcement was one of the most common themes across written feedback. Respondents emphasized the importance of strong and consistent enforcement, clear rules and expectations for operators, and licensing processes that are fair, simple, and enforceable.

# What We Learned: Survey Results

The remainder of this report summarizes what we heard through the survey. A total of 847 surveys were submitted. Not all questions were required, so the number of responses may vary from one question to the next.

Each survey question is presented separately (Q1, Q2, etc.) and is generally shown using a left-and-right page layout, explained below. Question 3 asked respondents for their postal code and is not included for privacy. Where the survey included open-ended questions, written comments were reviewed, coded, and summarized using the most common themes to help highlight key insights.

## How to Read and Interpret the Survey Results

The survey results are presented in two parts. The first section includes **Questions 1 and 2**, which ask about respondents' living situations and their level of interest or involvement in short-term rentals. This section briefly provides context on who participated in the survey and the perspectives they bring. The remainder presents the detailed survey results.

As described earlier in this report, survey responses were grouped to reflect how directly people may be affected by the proposed short-term rental changes. The graphic on this page is an example of how results are presented throughout this section and shows how to read each page.

**Each question is included as it was presented in the survey.**

**Left Side: Most Directly Affected**

The left side of each page shows responses from **Electoral Area Respondents and Property Owners (251 responses).** This includes people who live in the RDCO Electoral Areas or own property there. Because this group is most directly affected by the proposed changes, their responses are the main focus of the survey results shown on the following pages.

**Right Side: Broader Perspective**

The right-hand sidebar shows responses from **Respondents Residing Outside of Electoral Areas (596 responses).** This includes people who live outside the RDCO Electoral Areas and do not own property there. While this group is less directly affected, their feedback is still important and is included to provide broader regional context and additional perspective.

This layout helps highlight the views of those most affected by the proposed changes, while still showing how people across the wider region responded.

# Who We Heard From

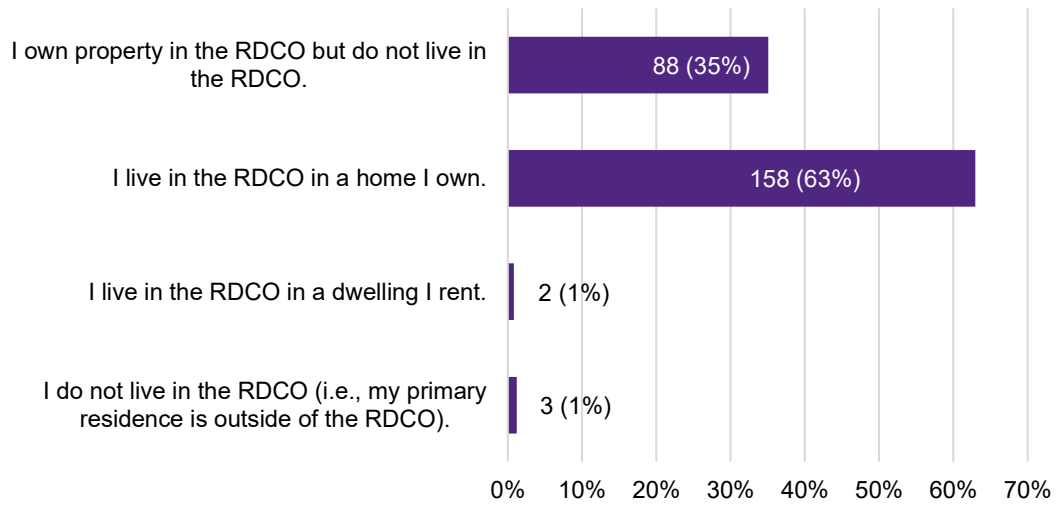
The survey asked respondents about where they live, their living situation, and their interest or involvement in short term rentals (STRs). This information helps illustrate who participated in the engagement and provides context for understanding the range of perspectives shared.

## Living Situation

**Q1.** Which of the following best describes your living situation in the RDCO?

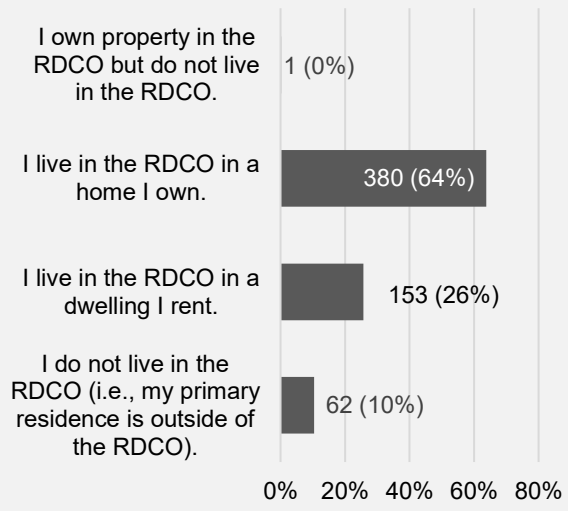
### Electoral Area Respondents and Property Owners (n=251)

Most respondents in this group reported living in a home they own within the RDCO (63%), while more than one-third own property in the Electoral Areas but live elsewhere (35%). Only a very small number identified as renters or as living primarily outside the RDCO (1% each).




**Respondents Residing Outside of Electoral Areas (n=596)**

Homeownership was also common in this group (64%), but respondents were much more likely to be renters (26%) or to live primarily outside the RDCO (10%). Very few owned property in the Electoral Areas while living elsewhere.

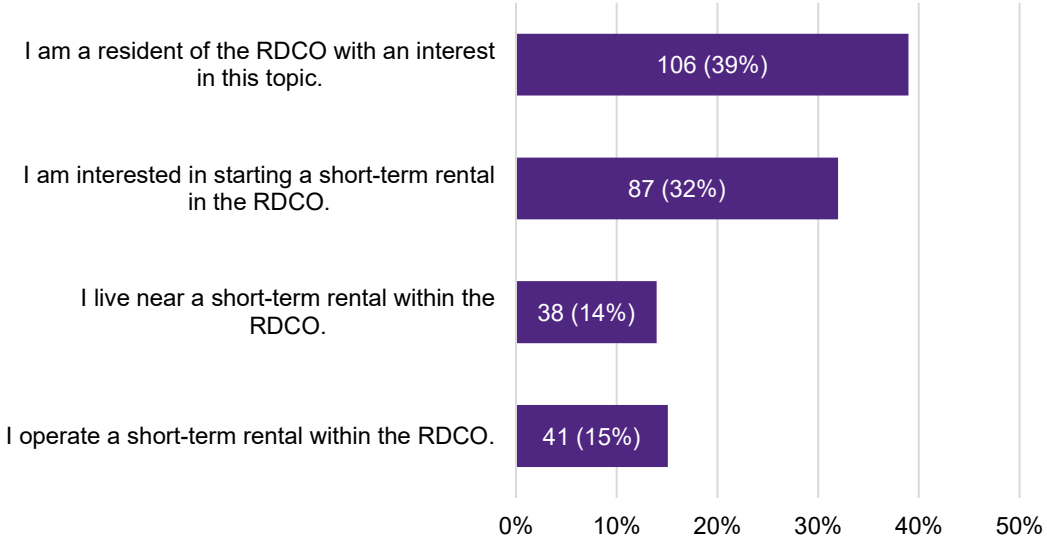


## Interest or Involvement in STRs

**Q2.** Which of the following describes your interest or involvement in short term rentals? (Check all that apply)

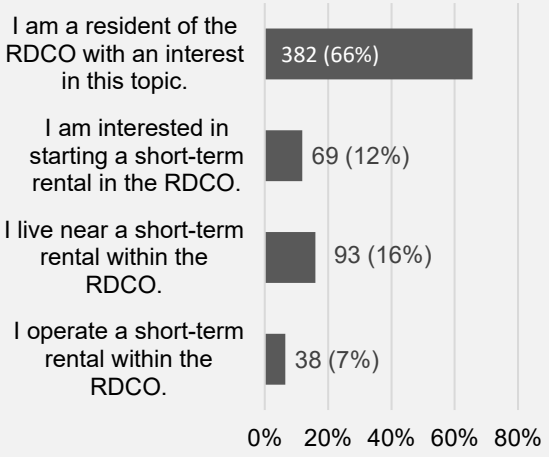
### Electoral Area Respondents and Property Owners (n=272)

Individuals in this group showed a mix of resident interest and direct involvement in STR activity. Many were RDCO residents with an interest in the topic (39%), while others were considering starting an STR (32%), operating one (15%), or living near one (14%).




**Respondents Residing Outside of Electoral Areas (n=582)**

Among respondents outside the Electoral Areas, most identified as RDCO residents with a general interest in the topic (66%). Smaller portions operated an STR (7%), were considering starting one (12%), or lived near one (16%).



### Why These Differences Matter

The differences between the respondent groups reflect the varied contexts from which people approached the survey. The Electoral Areas are rural communities with distinct housing patterns, tourism dynamics, and neighbourhood characteristics, and respondents from these areas—both residents and property owners—tended to have more direct experience with STRs. In contrast, many respondents from outside the Electoral Areas live in nearby urban municipalities, where housing markets, visitor patterns, and municipal STR bylaws differ significantly.

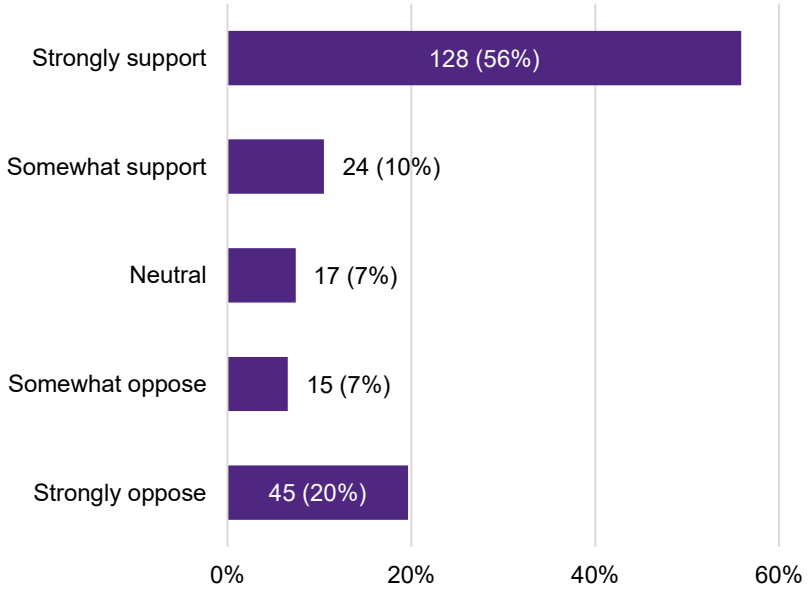
Recognizing these differences helps ensure the engagement findings accurately reflect the perspectives of those most directly affected by the proposed Electoral Area regulations, while still incorporating the valuable input received from across the broader region. All responses were included and considered in the overall engagement analysis, with filtering used only to help understand and interpret the distinct experiences and contexts represented in the survey results.

# Detailed Responses

**Q4.** To what extent do you support defining short term rentals (including bed and breakfasts) as stays of 90 days or less? Under this definition, rentals of fewer than 90 days that advertise on an online listing agency (i.e., AirBnB, VBRO) would require a business license from the RDCO (in addition to Provincial STR registry requirements).

## Electoral Area Respondents and Property Owners (n=229)

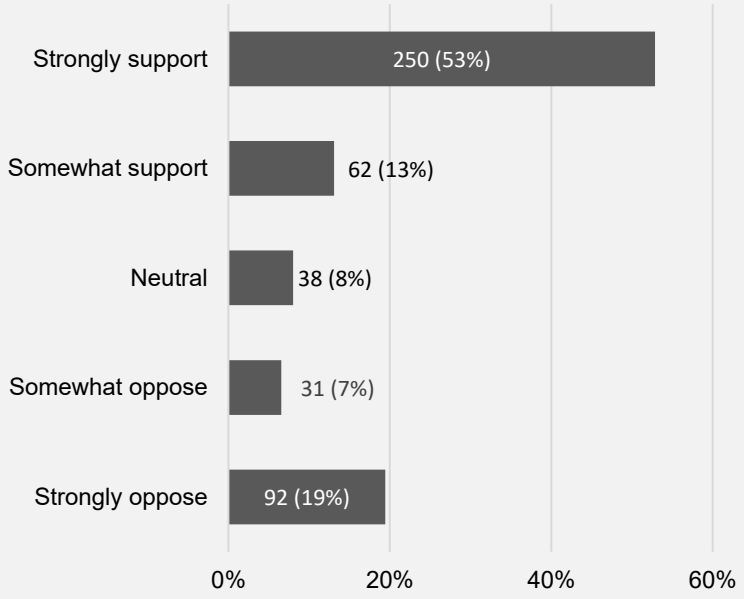
A majority of respondents in this group strongly support defining short term rentals as stays of 90 days or less (56%), with smaller portions somewhat supportive (10%) or neutral (7%). One in five strongly oppose the definition (20%), and 7% somewhat oppose it.




**Respondents Residing Outside of Electoral Areas (n=473)**

Among respondents outside the Electoral Areas, more than half strongly support the proposed definition (53%), with additional support from those who somewhat support it (13%). Neutral (8%) and somewhat opposed (7%) responses remain limited, while 19% strongly oppose the definition.

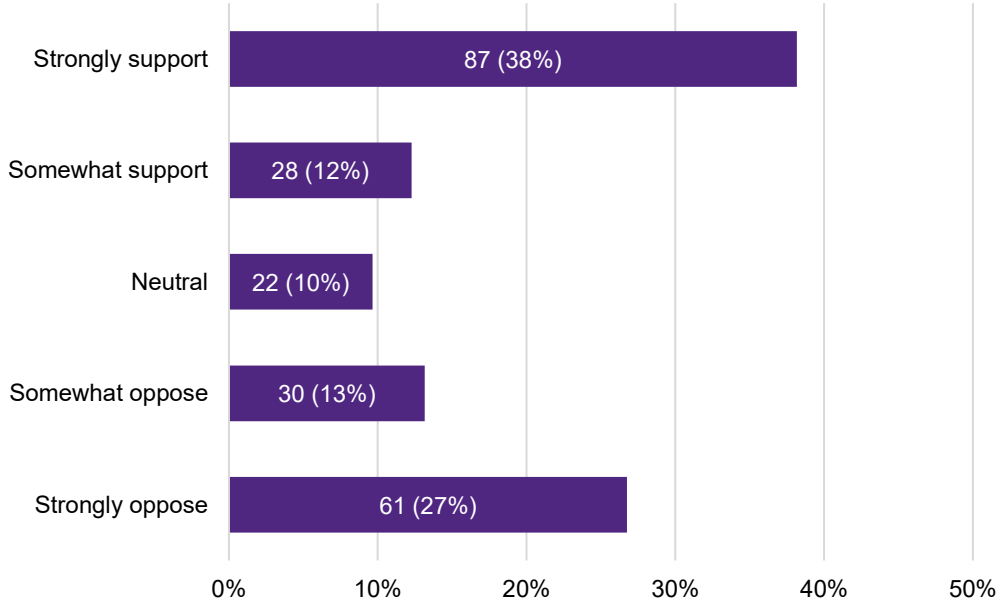
Support for defining short term rentals as stays of 90 days or less is high across both groups, though Electoral Area respondents show slightly stronger polarization, with more respondents selecting “strongly support” as well as “strongly oppose.” Respondents outside the Electoral Areas show a similar overall pattern, suggesting broad regional alignment on the definition while still reflecting a range of views across different contexts.



**Q5.** The proposed policy framework would allow a single short term rental to be located in the main dwelling or in a secondary suite, but not in both. To what extent do you support limiting short term rentals to a maximum of one per property?

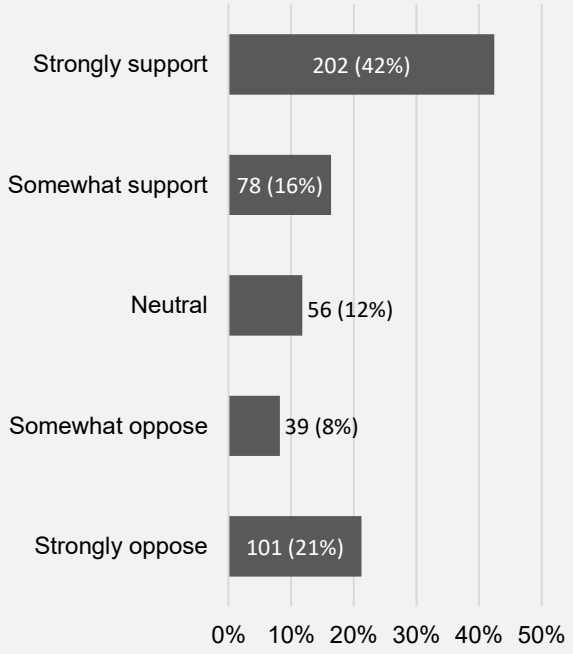
## Electoral Area Respondents and Property Owners (n=228)

Responses from Electoral Area residents and property owners show a mix of perspectives on limiting short term rentals to a maximum of one per property. Just under half of respondents express support for the limit (38% strongly support, 12% somewhat support), while 23% are neutral or somewhat opposed. More than one-quarter (27%) strongly oppose the policy, indicating notable division within this group.




**Respondents Residing Outside of Electoral Areas (n=476)**

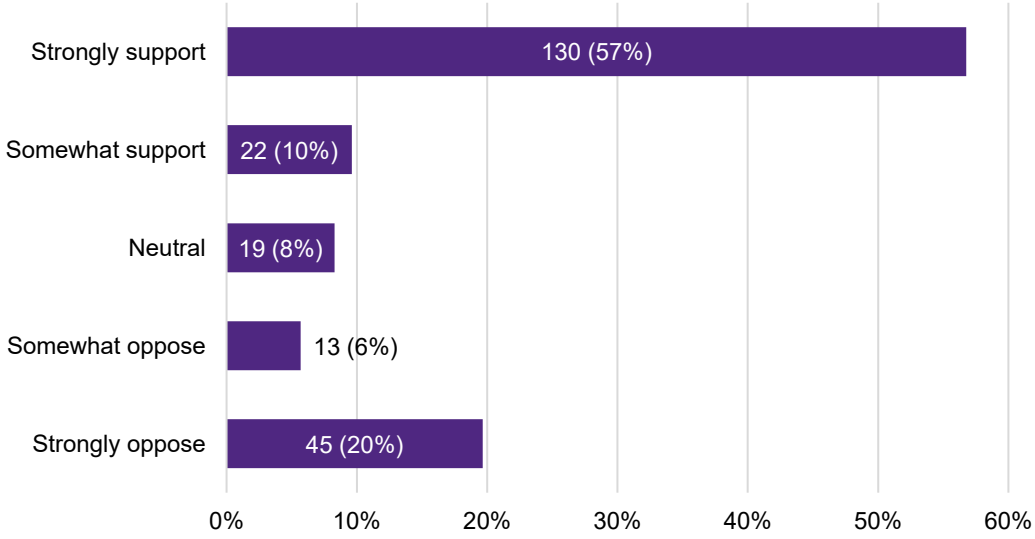
Respondents living outside the Electoral Areas are more supportive of the one per property limit. A majority express support (42% strongly support, 16% somewhat support), with 12% neutral. While 21% strongly oppose the policy, overall opposition is lower compared to Electoral Area respondents.



**Q6.** Under the proposed framework, short term rentals would not be permitted to be located in a detached accessory home. Currently, accessory homes (a detached and separate secondary dwelling on the property) are limited to being used for housing agricultural support workers and their families, or could also be used by the owner of the property for their own family. To what extent do you support a short term rental being permitted in the main dwelling or an attached secondary suite (such as a basement suite)?

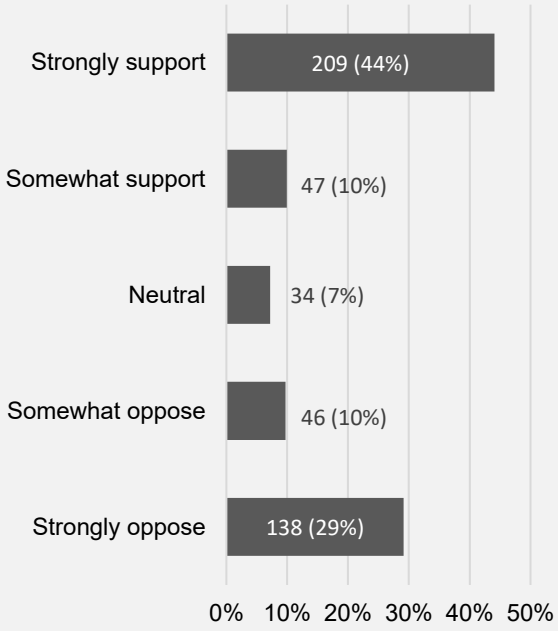
## Electoral Area Respondents and Property Owners (n=229)

Most Electoral Area respondents support allowing short term rentals in the main home or in an attached secondary suite. Nearly two-thirds strongly support this option (57%), with an additional 10% somewhat supportive. A smaller share are neutral or somewhat opposed, while one in five respondents (20%) strongly oppose allowing short term rentals in these parts of the home.




**Respondents Residing Outside of Electoral Areas (n=474)**

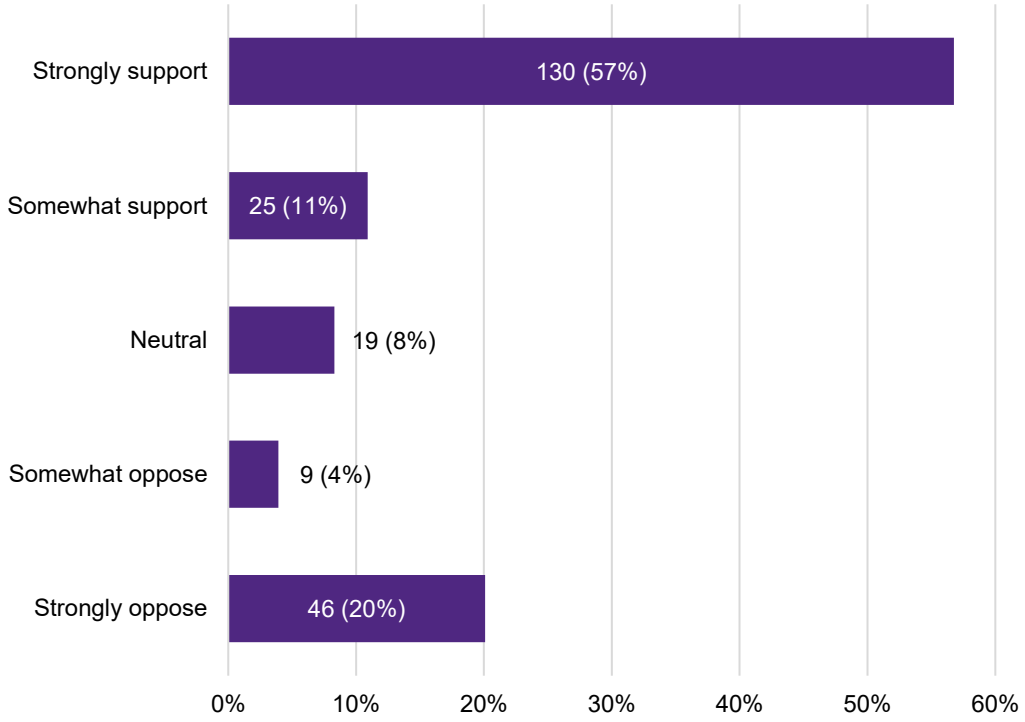
Support is also high among respondents living outside the Electoral Areas. Just over half strongly support allowing short term rentals in the main dwelling or an attached suite (44%), and 10% somewhat support it. Neutral and somewhat opposed views make up a smaller portion of responses, while 29% strongly oppose this option.



**Q7.** To what extent would you support short term rentals to be permitted within an accessory (detached) dwelling?

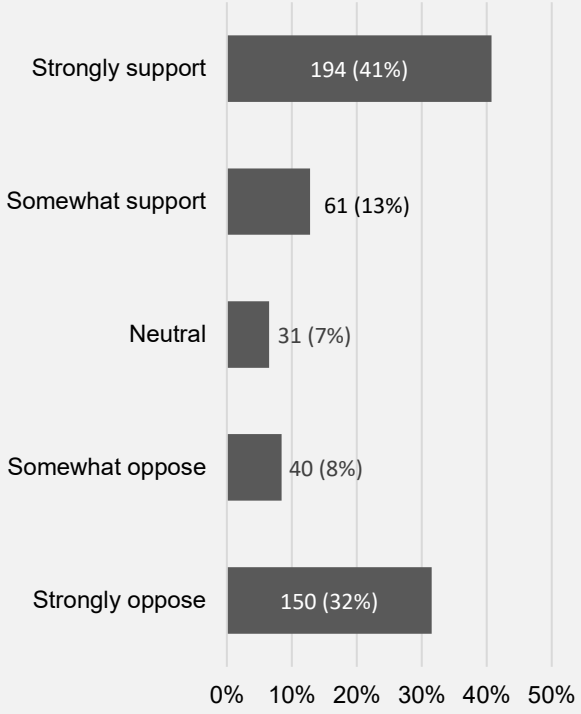
## Electoral Area Respondents and Property Owners (n=229)

Among Electoral Area respondents, support for allowing short term rentals in a detached accessory dwelling is strong. Over half of respondents (57%) strongly support this option, and another 11% somewhat support it. A smaller share is neutral or somewhat opposed, while one in five (20%) strongly oppose allowing short term rentals in detached accessory dwellings.




**Respondents Residing Outside of Electoral Areas (n=476)**

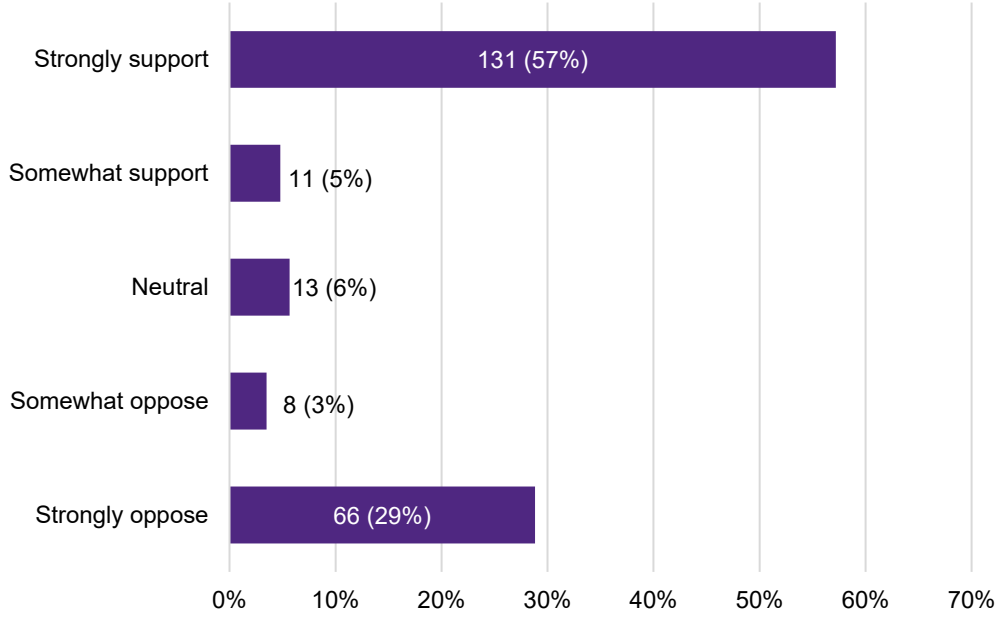
Respondents outside the Electoral Areas also show significant support, with 41% strongly supporting and 13% somewhat supporting short term rentals in detached accessory dwellings. At the same time, nearly one third (32%) strongly oppose this option, showing that views in this group are more divided.



**Q8.** To what extent do you support allowing property owners in the RDCO to operate short term rentals without living on the property? *Note: Under the proposed regulations, property owners would not be required to live on-site. However, the STR operator or their designated representative must be able to respond to complaints or issues within two hours.*

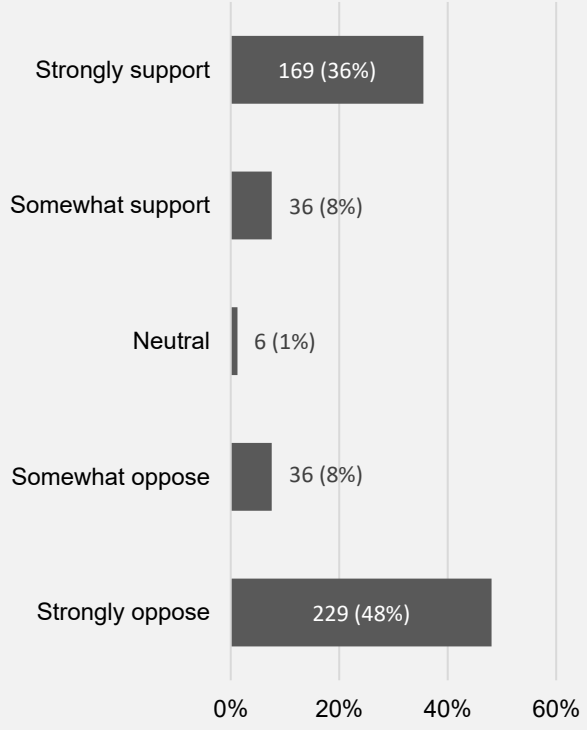
## Electoral Area Respondents and Property Owners (n=229)

Among Electoral Area respondents, there is strong support for allowing property owners to operate short term rentals without living on-site, as long as a designated representative can respond to issues within two hours. Over half (57%) strongly support this approach, and 5% somewhat support it. While a small portion are neutral or somewhat opposed, nearly one-third (29%) strongly oppose allowing off-site operation, showing that residents hold a mix of views on this aspect of the proposed rules.




**Respondents Residing Outside of Electoral Areas (n=476)**

Outside the Electoral Areas, views are more divided. Just over one third strongly support allowing short term rental operators to live off site (36%), while a smaller share somewhat support the idea (4%). At the same time, almost half of respondents (48%) strongly oppose this option, indicating that many community members outside the Electoral Areas prefer operators to live on the property.



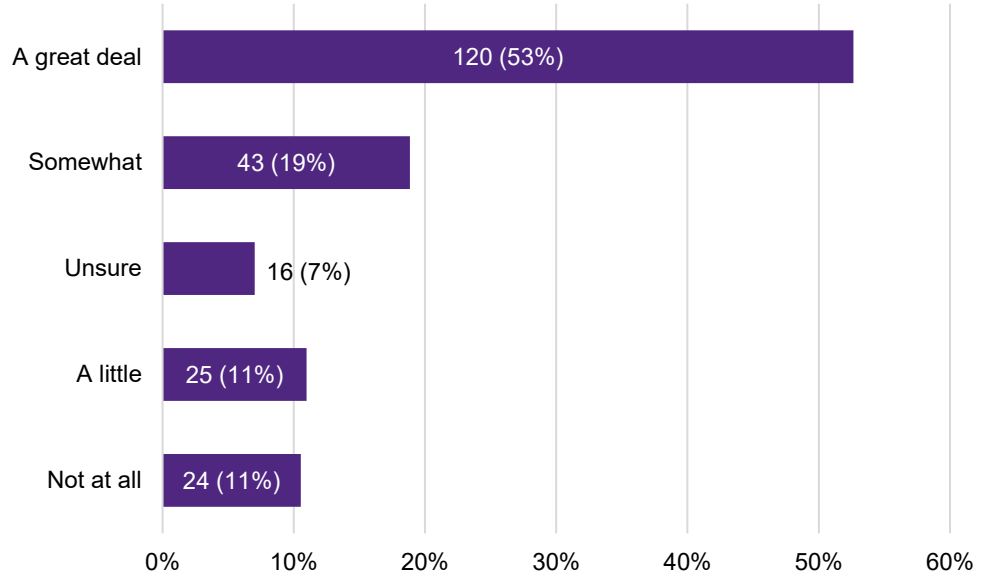
**Q9.** The proposed framework for short term rentals includes requirements related to emergency access and fire protection. Registered short term rentals would be required to:

- Have access suitable for emergency vehicles.
- Be located within an established fire protection service area.

To what extent do you think these proposed requirements address safety considerations related to emergency access and fire protection?

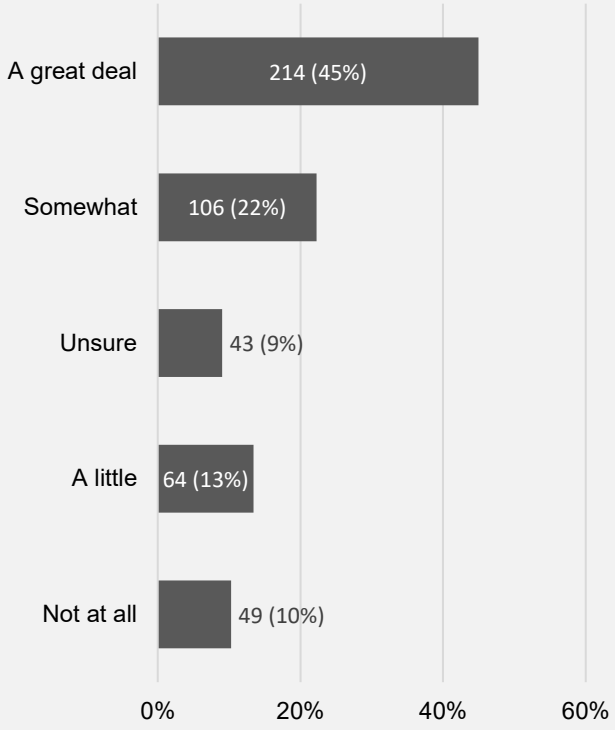
## Electoral Area Respondents and Property Owners (n=228)

Most Electoral Area respondents feel that the proposed safety requirements address emergency access and fire protection concerns. Over half (53%) say the requirements address these issues "a great deal," and 19% say they address them "somewhat." Smaller portions are unsure or feel the requirements address safety only a little or not at all.




**Respondents Residing Outside of Electoral Areas (n=476)**

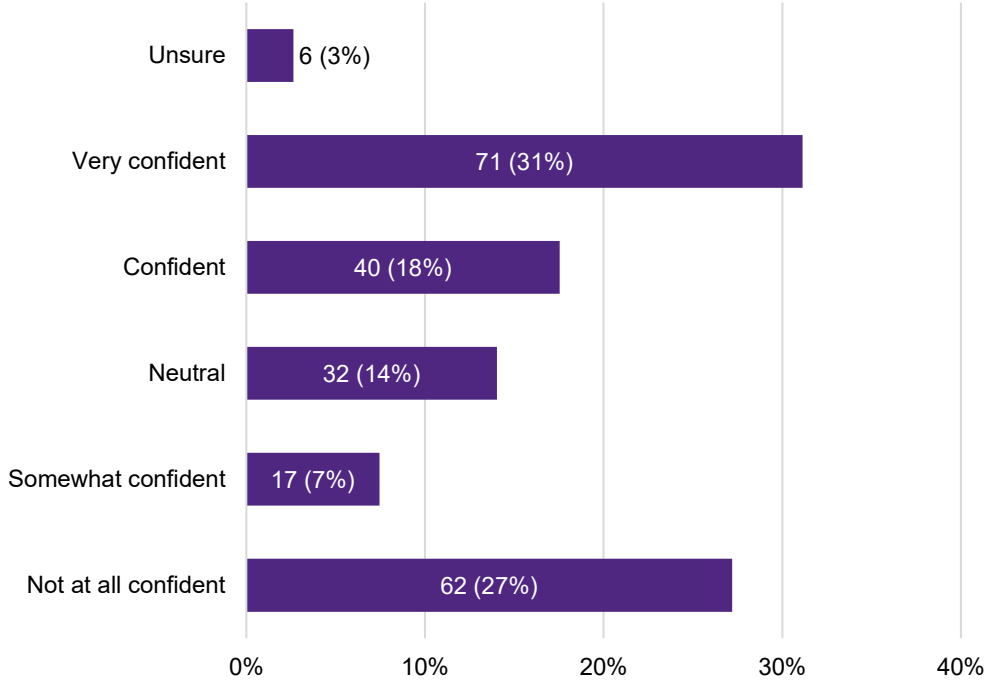
Respondents outside the Electoral Areas also express strong confidence in the proposed safety measures. Nearly half (45%) say the requirements address emergency access and fire protection "a great deal," and 22% feel they address them "somewhat." A smaller share are unsure or believe the requirements offer limited benefit, while only 10% say they do not address safety considerations at all.



**Q10.** To ensure compliance with regulations, the RDCO's Bylaw enforcement team will actively investigate and respond to complaints, and enforce the requirement that operators must be available within 2 hours to respond to issues. How confident are you that the proposed regulations will address concerns around maintaining rural character and safety?

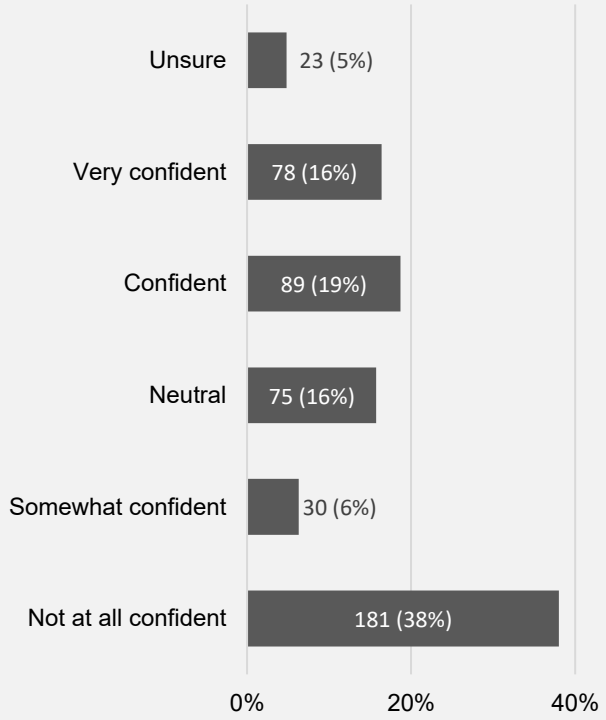
## Electoral Area Respondents and Property Owners (n=228)

Electoral Area respondents are mixed in their confidence that the proposed regulations will help maintain rural character and ensure safety. About one-third (31%) feel "very confident," and 18% feel "confident." At the same time, 27% are "not confident at all," reflecting a notable split in perspectives within this group.




**Respondents Residing Outside of Electoral Areas (n=476)**

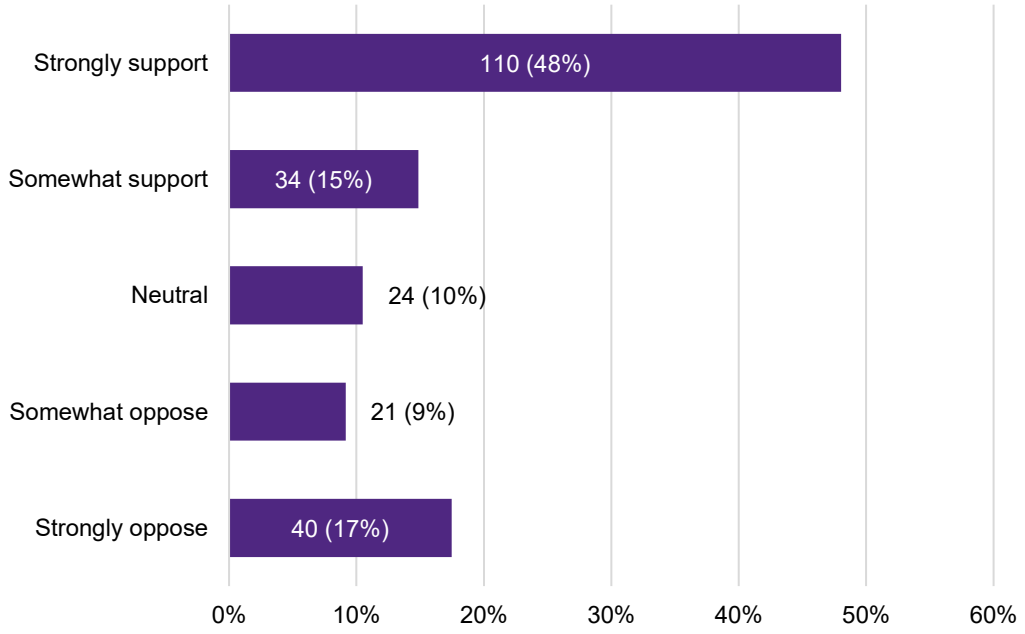
Respondents outside the Electoral Areas show lower confidence overall. While some feel "very confident" (16%) or "confident" (19%), a larger portion—nearly two fifths (38%)—are "not at all confident" that the proposed regulations will address concerns around rural character and safety. Neutral and somewhat confident views make up the remainder, highlighting a wider range of opinions in this group.



**Q11.** The goal of this policy update is to make regulations clearer and more flexible for residents and property owners, while providing a balanced approach that supports economic opportunities, promotes local tourism, and helps maintain rural character. Overall, how supportive are you of the proposed approach for regulating short term rentals in the RDCO?

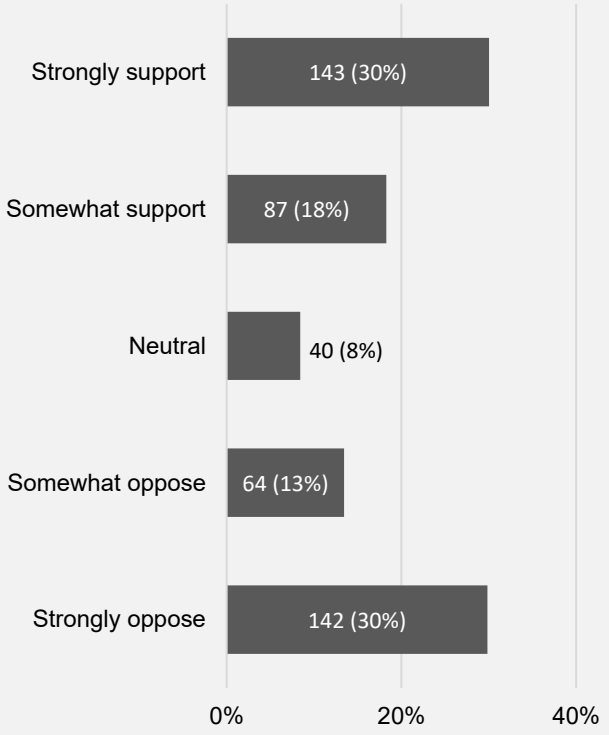
## Electoral Area Respondents and Property Owners (n=229)

Electoral Area respondents show strong support for the proposed approach to regulating short term rentals. Nearly half (48%) strongly support the overall direction of the policy update, and 15% somewhat support it. About one in ten are neutral, while smaller proportions somewhat oppose the approach (9%) or strongly oppose it (17%). Overall, most respondents in this group lean supportive.




**Respondents Residing Outside of Electoral Areas (n=476)**

Respondents outside the Electoral Areas express more mixed views. Three in ten (30%) strongly support the proposed approach, and 18% somewhat support it. However, a similar share strongly oppose the approach (30%), and 13% somewhat oppose it. Neutral opinions make up 8% of responses, showing that this group is more evenly split between support and opposition.



**Q12.** Please explain your answer to the previous question:

Survey participants were invited to provide comments, resulting in 225 responses to this question. The Regional District reviewed and analyzed all submissions. Because many comments included more than one idea, some were assigned multiple codes, meaning the total number of codes exceeds the number of comments. For the purpose of this report, the top themes have been listed below.

**Supportive of Short Term Rentals** (137 comments)

- Short term rentals support the local economy (supports tourism, local businesses) (54)
- Short term rentals should be allowed throughout the Regional District (private property owners should have the right to decide if they want to rent out units) (27)
- Short term rentals help homeowners afford their homes and bring in income (24)
- General support for short term rentals and this project (17)
- Short term rentals help offset expensive hotels (5)
- The approach is well-balanced (5)
- Short term rentals in La Casa (C5 Zoning) needs to be protected (5)

**Concerns/Opposition to Short Term Rentals** (99 comments)

- Concerns that enforcement procedures would not be effective (17)
- Concerns about noise/parties (24)
- Concerns about negative impacts on neighbourhood character (15)
- Concerns about safety (transient populations, strangers, crime) (13)
- General opposition to short term rentals (11)
- Opposed to taxpayers seeing increased costs (7)
- Concerns about road access and emergency service times to rural areas (6)
- Concerns about foreign owners/investors (3)
- More supportive of long-term rentals vs short term rentals (3)

**Suggested Policy Considerations** (51 comments)

- Homeowners should live on site (12)
- Important to have strict regulations that are well enforced (10)
- Clear guidelines and low barrier processes are needed for operators (8)
- Ensure fire safety (FireSmart regulations) (8)
- Allow short term rentals in accessory buildings (9)
- Allow multiple short term rentals in one property (especially large, rural properties) (4)

**Comments about Licensing** (13 comments)

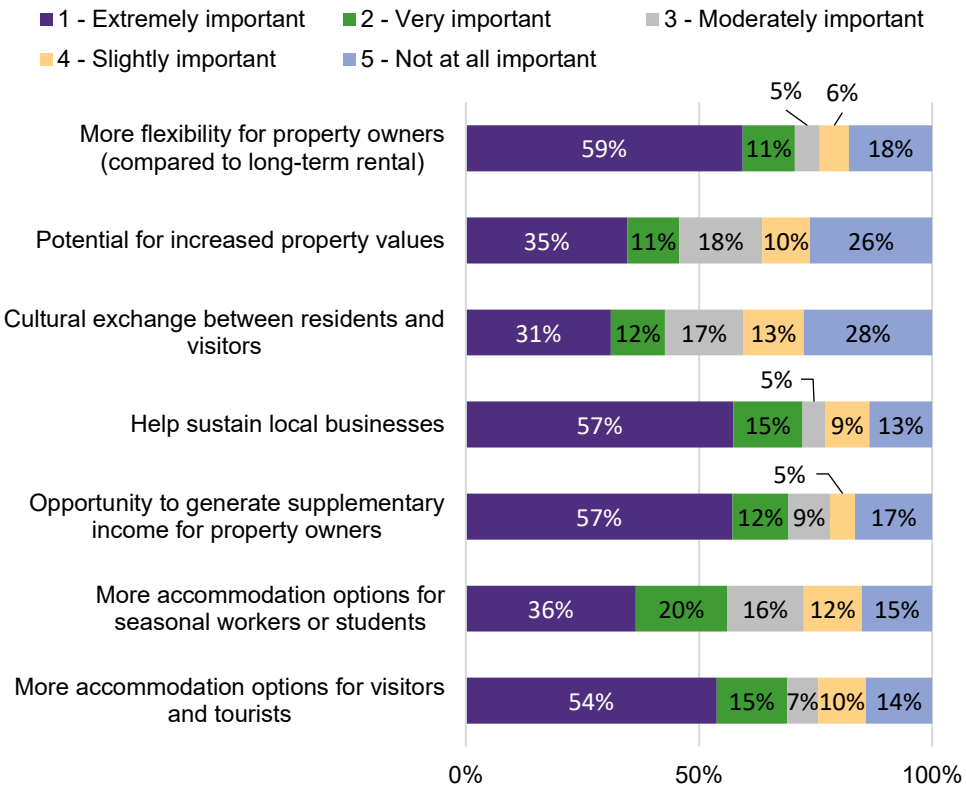
- Opposition to the proposed licensing approach (not needed, overreach) (7)
- Support for the proposed licensing approach (provides reassurance, structure) (6)

**Other** (20 comments)

- Not supportive of any government intervention on private property (20)

**Q13.** How important do you think each of the following potential outcomes of short term rentals would be for the RDCO? Please rank them from 1 (extremely important) to 5 (not at all important).

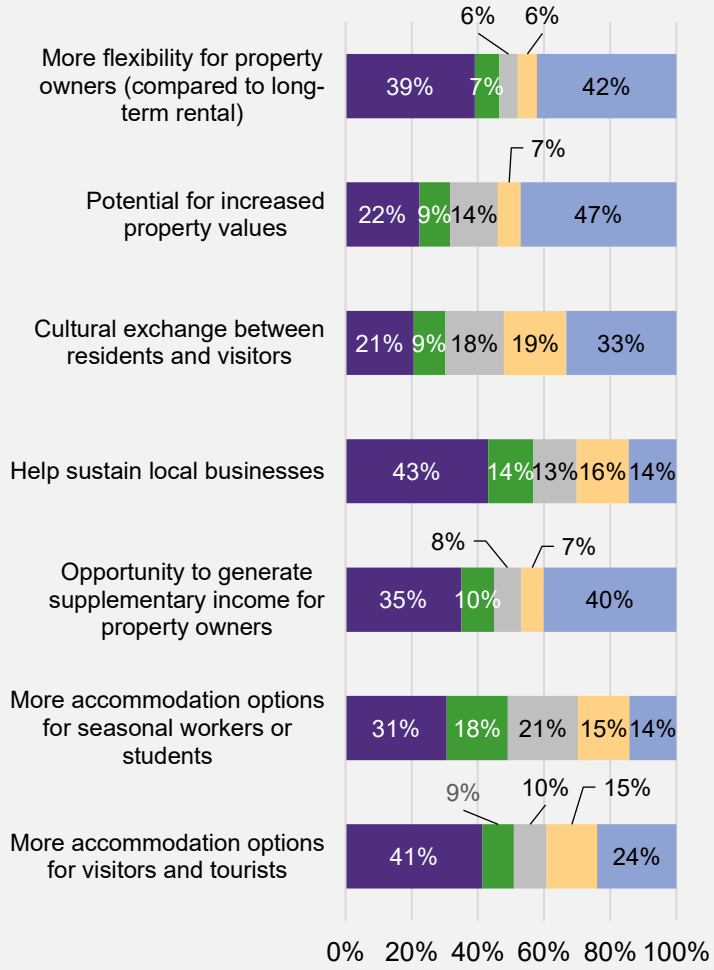
## Electoral Area Respondents and Property Owners




Electoral Area respondents identified flexibility for property owners (70% extremely or very important), sustaining local businesses (72%), supplementary income (69%), and expanding accommodation for visitors (69%) as top priorities. In contrast, increased property values were a lower priority (45% extremely or very important), while cultural exchange (28% not at all important) and property values (26% not at all important) were most often viewed as unimportant.

### Respondents Residing Outside of Electoral Areas

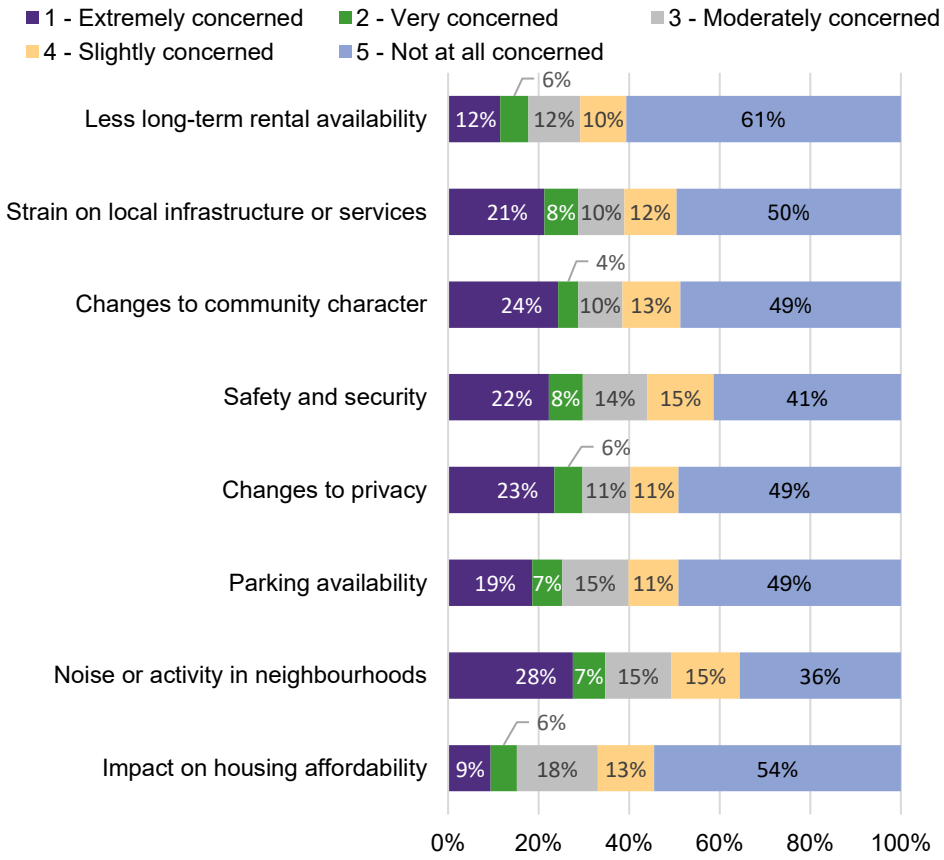
Respondents outside the Electoral Areas also see several benefits as important, especially flexibility for property owners (39% extremely important; 26% very important) and more accommodation options for visitors (41% extremely important; 25% very important). Other outcomes receive more mixed importance ratings across this group.



**Q14.** How concerned are you of each of the following potential impacts of short term rentals in your community? Please rank them from 1 (extremely concerned) to 5 (not at all concerned).

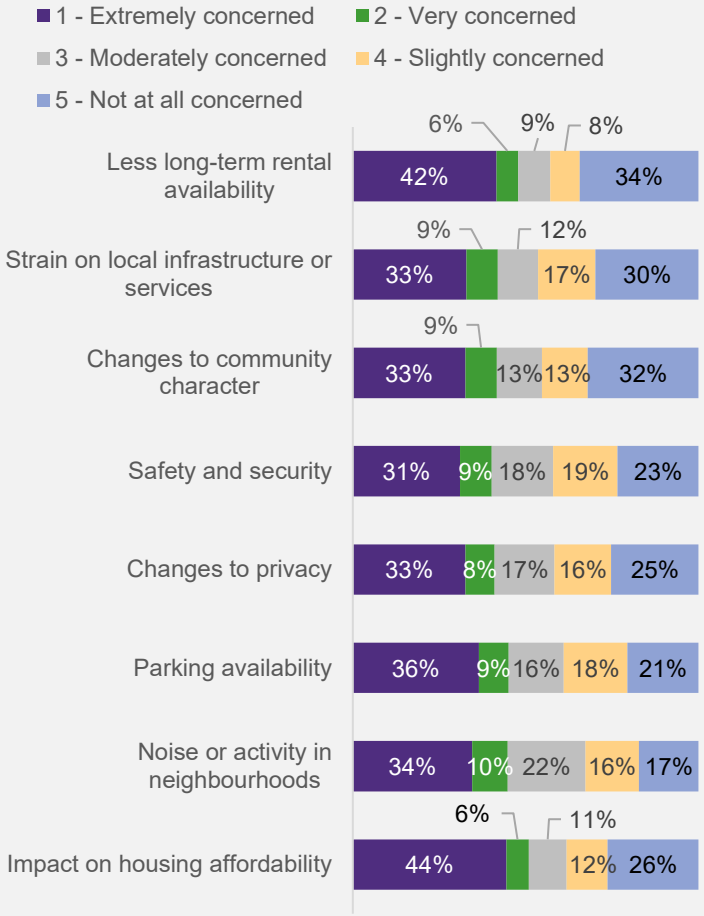
## Electoral Area Respondents and Property Owners

Electoral Area respondents express concern about several potential impacts of short term rentals. Many are extremely or very concerned about safety and security (22% extremely; 8% very), noise and neighbourhood activity (28% extremely; 7% very), and changes to community character (24% extremely; 4% very). Concerns about privacy (22% extremely; 6% very) and parking (19% extremely; 7% very) are also common, while fewer express concern about loss of long-term rentals.




### Respondents Residing Outside of Electoral Areas

Respondents outside the Electoral Areas report several concerns, particularly around housing affordability (44% extremely concerned; 6% very concerned), noise and neighbourhood activity (34% extremely; 10% very), and strain on local infrastructure (33% extremely; 9% very). Other concerns—such as community character, safety, and privacy—show more mixed levels of concern.



**Q15.** Is there anything else you think is important for the RDCO to consider regarding the proposed regulatory approach to short term rentals?

Survey participants were invited to leave a comment. In total, there were 104 responses left for this question. All comments have been tabulated and coded by theme, and the top themes are listed below.

**Concerns/Opposition to Short Term rentals (43 comments)**

- Concerns with increasing tax dollars to pay for short term rentals (opposed to paying for enforcement, services); these should be paid by the operators only (9)
- Concerns about noise/parties (10)
- General opposition (8)
- Concerns about safety (6)
- Concerns about road access and emergency service times to rural areas (3)
- Prioritize long-term rentals instead (3)

**Suggested Policy Considerations (41 comments)**

- Need strict regulations that are well enforced (12)
- Allow short term rentals in accessory buildings (6)
- Clear guidelines and low barrier processes are needed for operators (5)
- Homeowners should live on site (4)
- Need parking restrictions (2)
- Prevent corporations from purchasing and renting out for profit (2)
- Allow multiple short term rentals in one property (especially large, rural properties) (2)
- Ensure fire safety (FireSmart regulations) (2)
- Keep the local license fees reasonable (2)
- 90 days is too long (2)
- Grandfather-in existing operators (2)

**Support for Short Term Rentals (36 comments)**

- Short term rentals support the economy (supports tourism, local businesses) (14)
- Short term rentals help homeowners afford their homes and bring in income (10)
- General support for short term rentals and the project (7)
    - Short term rentals in La Casa (C5 Zoning) needs to be protected (5)

**Other (8 comments)**

- Need to invest in infrastructure to accommodate growth (5)
- Not supportive of any government intervention on private property (3)