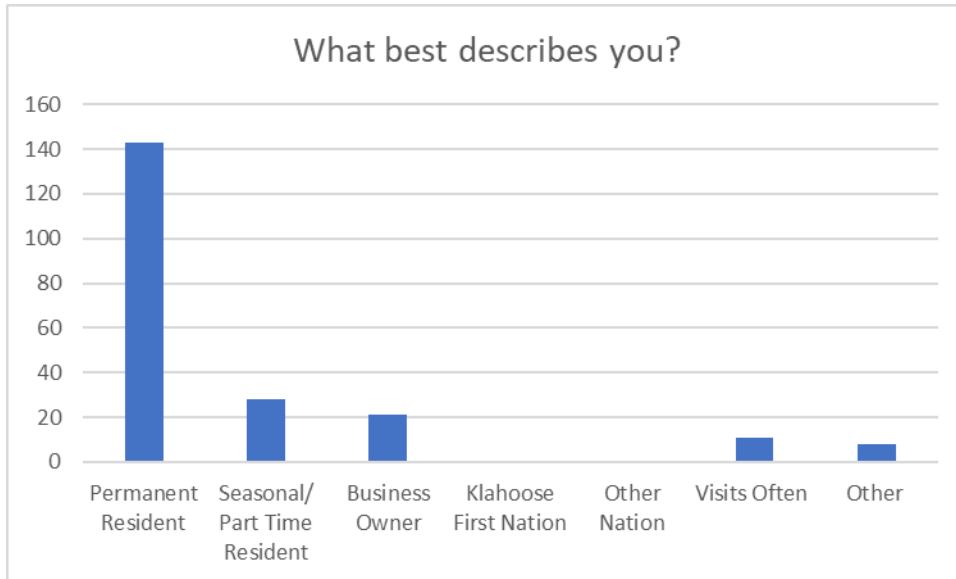


## Area B: Cortes – Zoning Bylaw Review

### Short-Term Rentals Community Survey Results Summary

The Strathcona Regional District would like to extend a huge thank you to the people of Cortes Island for your interest and responses on the topic of Short-Term Rentals.

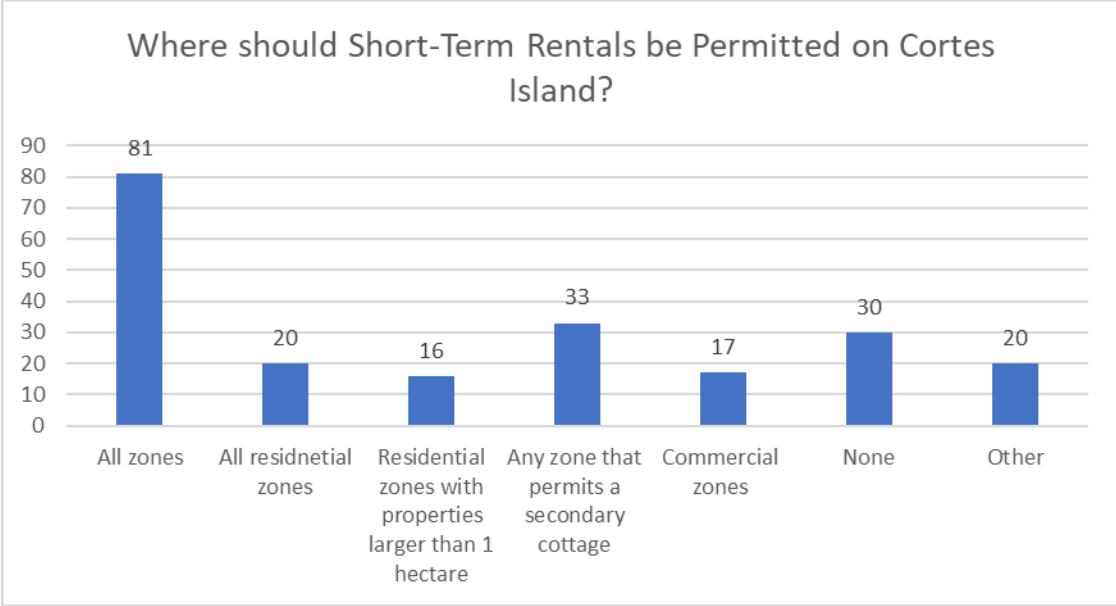
The survey received **181** responses. **78%** of responses were from permanent residents on Cortes Island.



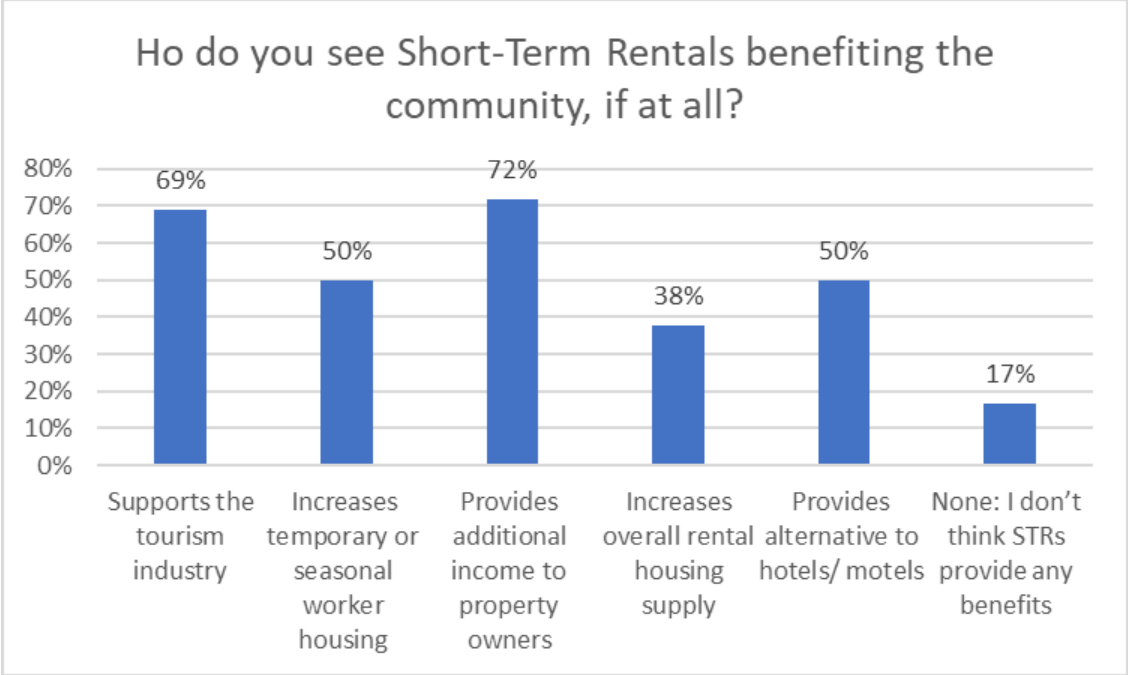
When asked if they would like to see Short-Term Rentals permitted in the Zoning Bylaw, **69%** responded with "Yes" and **31%** responded "No."



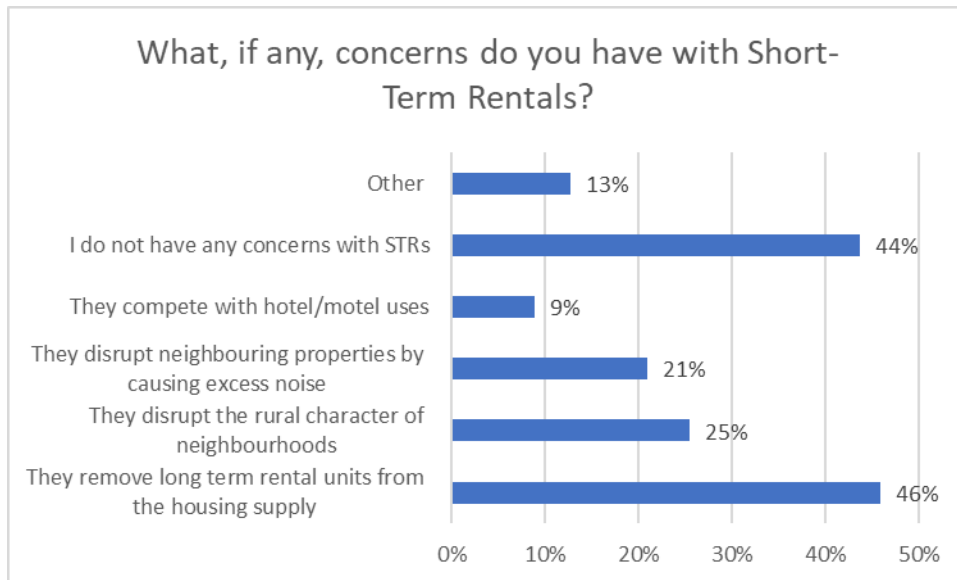
When asked where Short-Term Rentals should be permitted, 81 respondents said that Short-Term Rentals should be permitted "everywhere on Cortes" and 33 respondents said, "any zone which permits a secondary cottage." Additionally, a common theme among the 20 respondents who gave more details in the "other" category was that Short-Term Rentals should be limited to properties where there is also a permanent resident living on the property. 30 respondents said "None" indicating that Short-Term Rentals should not be permitted anywhere on Cortes.



When asked “How do you see Short-Term Rentals benefiting the community, if at all?” **72%** of respondents said that “providing additional income to property owners” was a benefit of Short-Term Rentals. 69% indicated that Short-Term Rentals support the tourism industry, and 50% indicated that Short-Term Rentals increase temporary worker housing and provide an alternative to hotels/motels.



When asked about concerns with Short-Term Rentals, 46% of respondents said they were concerned that Short-Term Rentals would remove long term rental units from the housing supply. Additionally, 25% of respondents said they were concerned that Short-Term Rentals would disrupt the rural character of neighbourhoods. 44% of respondents indicated that they did not have any concerns with Short-Term Rentals.



Some common concerns listed within the “other” category include the following:

- Increased ferry traffic
- Availability of water
- Environmental impacts including garbage and sewage
- Fire safety
- Not paying fair property taxes
- Noise
- No oversight/ a long term resident should be on site
- Increased traffic on Island
- Inadequate septic systems
- Attitudes and behaviours of tourists
- Increased population

Lastly, the survey asked if there was anything else respondents would like to tell the SRD. The following is a high-level summary of the comments received:

- High cost of living and taxes make home ownership difficult to afford
- Short-Term Rentals should be taxed and revenue collected can go towards affordable housing
- Short-Term Renters are prioritized over long term renters, long term housing should be priority
- Concerns with Short-Term Rentals impact on water supply
- Travel to and from Cortes is exceeding ferry capacity
- Allow Short-Term Rentals only when a full time resident is located on the same property
- Short-Term Rentals lack cohesion a community needs
- Short-Term Rentals are a commercial use
- Cortes needs more housing
- There is a lack of housing for teachers, trades, and young workers
- Higher demand for housing in the summer months
- Being a landlord to long term tenants also has risks and hardships
- Owners should need to pay for a permit to operate a Short-Term Rental

- Temporary resident tax/ empty homes tax
- Corporations like AirBnB and VIRBO hurt the community
- Short-Term Rentals should be limited to secondary dwellings only

In summary, it is clear that there are strong feelings among the permanent community members on Short-Term Rentals and we sincerely thank all respondents for their input.