



Hornby Island Short Term Rental Association, www.histra.ca DECEMBER, 2019 SURVEY OF SHORT-TERM RENTALS

We would like to introduce you to HISTRA, Hornby Island Short Term Rental Association.

In December, 2012 the Hornby Island Official Community Plan encouraged owners of short-term rentals to form an association which could establish best practices and work with the community to ensure good standards are in place.

Founded in 2019, the Association was formed in response to the commitment made by representatives from short term rentals on Hornby Island to support, as a collective, Hornby Island sustainability, environmental conservation and low impact ecotourism.

Short Term Rentals are an integral part of the Hornby Island Community and it is very critical that rental owners and property managers are kept informed. It is also important that they participate in discussions about short term rentals and their importance to Hornby Island's sustainability.

The Islands Trust is currently preparing to review the bylaws relating to short term rentals. As hosts it is very important that we all stay informed and involved in a cooperative and supportive manner.

Survey Open November to December, 2019, 35 responses.

SURVEY MONKEY RESPONSES SUMMARY:

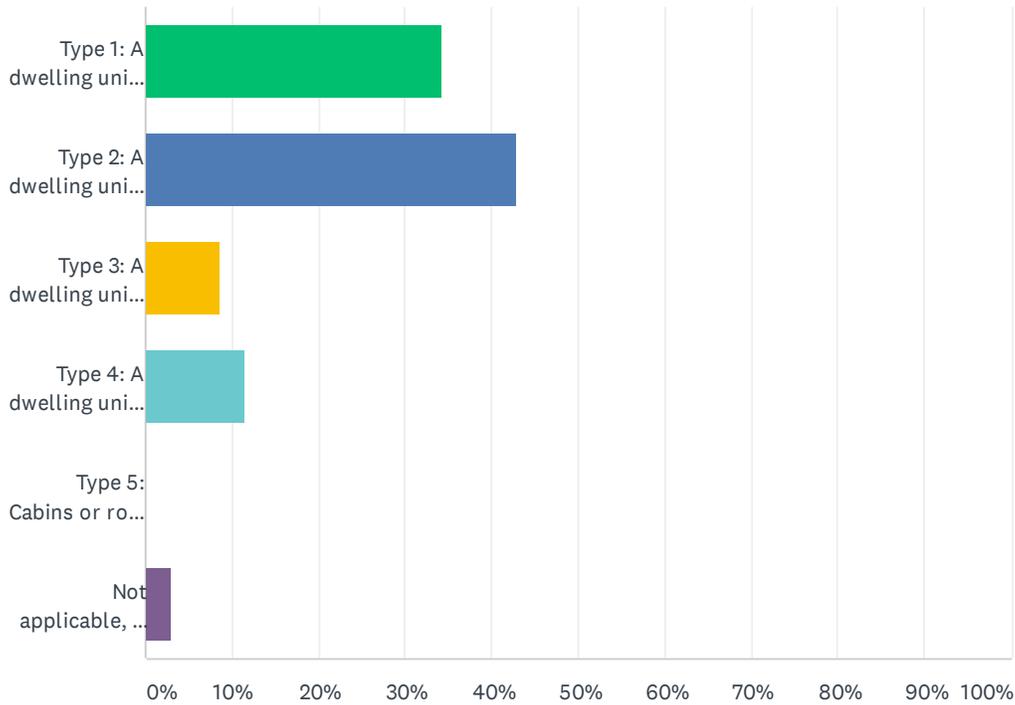
Q1 My Contact Information:

Answered: 35 Skipped: 0

ANSWER CHOICES	RESPONSES	
Your Name:	100.00%	35
Email address:	97.14%	34
Short-term Rental name:	94.29%	33

Q2 What type of rental do you have:

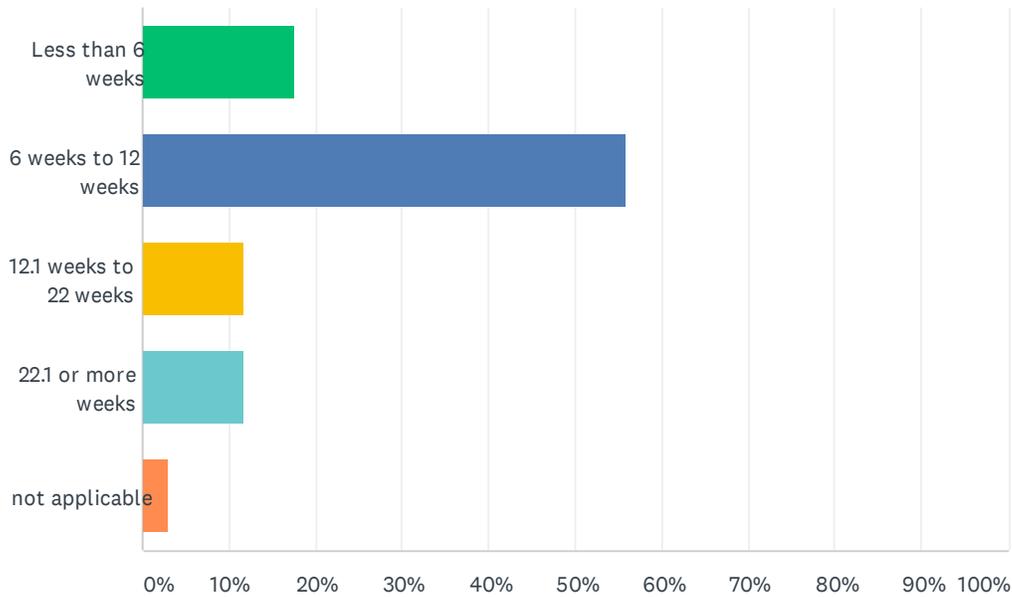
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Type 1: A dwelling unit that guest(s) stay in, which is normally lived in by an owner or tenant, but who have temporarily left while the guest(s) stay in the house	34.29%	12
Type 2: A dwelling unit that guest(s) stay in, which is seasonally lived in by an owner or tenant, and so the guest(s) stay there during times when the resident(s) would be absent anyway	42.86%	15
Type 3: A dwelling unit that guest(s) stay in, which is completely separate from the other dwelling unit that an owner or tenant lives in on the same lot	8.57%	3
Type 4: A dwelling unit in which the guests share your home space (e.g. BnB)	11.43%	4
Type 5: Cabins or rooms in a lodge or commercial business	0.00%	0
Not applicable, I am an agent or property manager	2.86%	1
TOTAL		35

Q3 How many weeks/year do you share your home specifically for Vacation Rentals?

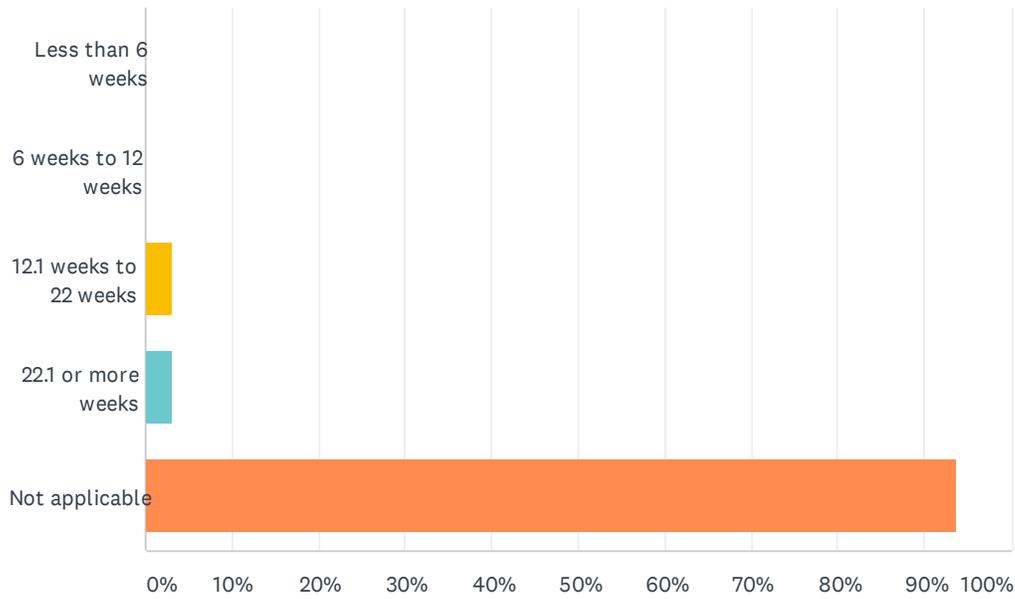
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ANSWER CHOICES	RESPONSES	
Less than 6 weeks	17.65%	6
6 weeks to 12 weeks	55.88%	19
12.1 weeks to 22 weeks	11.76%	4
22.1 or more weeks	11.76%	4
not applicable	2.94%	1
TOTAL		34

Q4 If you have another type of rental, how many weeks/year do you share your property?

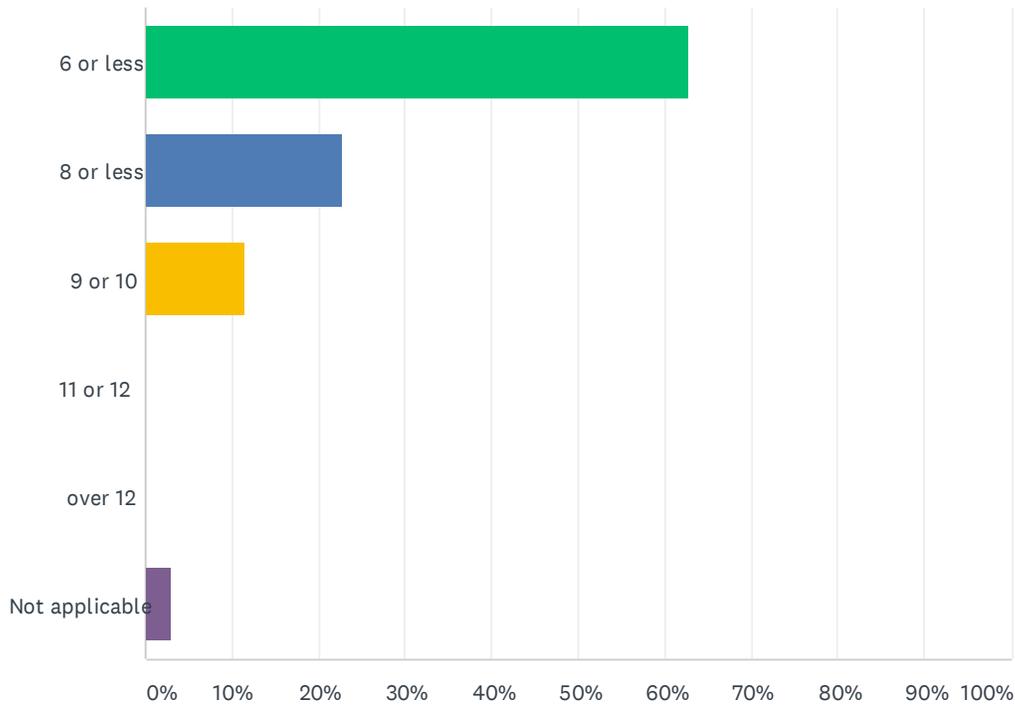
Answered: 32 Skipped: 3



ANSWER CHOICES	RESPONSES
Less than 6 weeks	0.00% 0
6 weeks to 12 weeks	0.00% 0
12.1 weeks to 22 weeks	3.13% 1
22.1 or more weeks	3.13% 1
Not applicable	93.75% 30
TOTAL	32

Q5 Including for all units on your property, what is your accommodation capacity, in numbers of people?

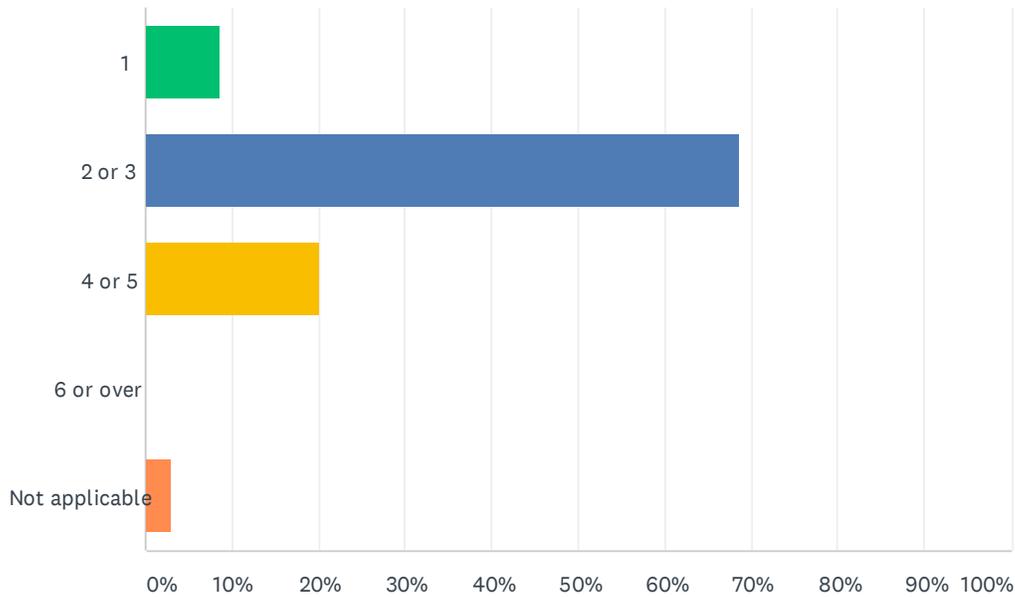
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
6 or less	62.86%	22
8 or less	22.86%	8
9 or 10	11.43%	4
11 or 12	0.00%	0
over 12	0.00%	0
Not applicable	2.86%	1
TOTAL		35

Q6 Including for all units on your property, how many bedrooms do you offer for rentals?

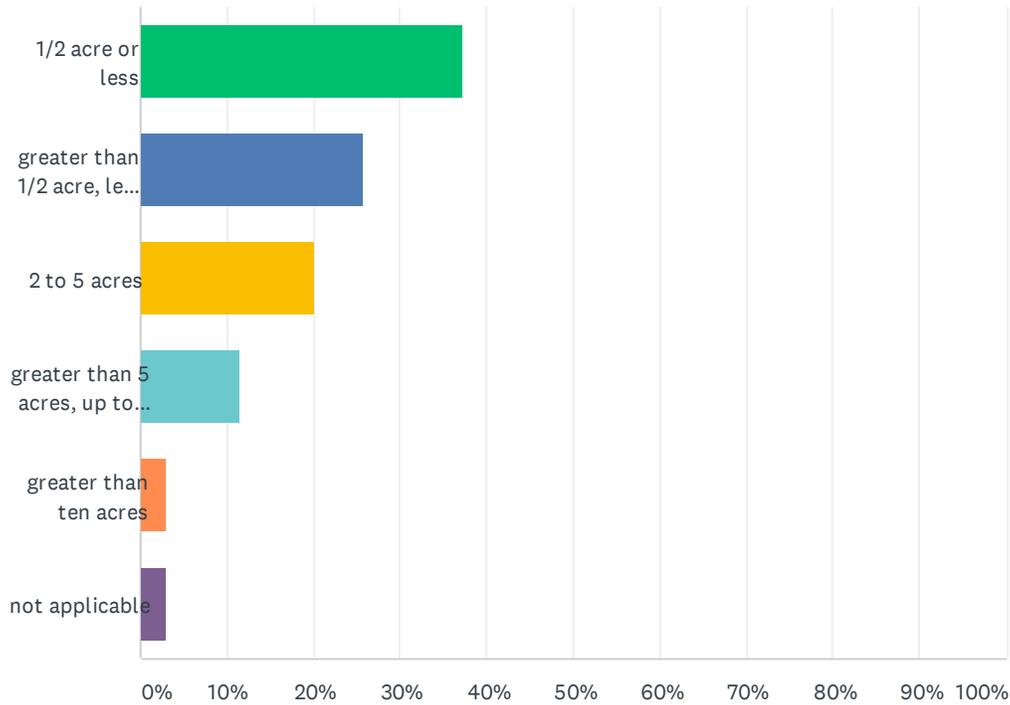
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES
1	8.57% 3
2 or 3	68.57% 24
4 or 5	20.00% 7
6 or over	0.00% 0
Not applicable	2.86% 1
TOTAL	35

Q7 What size is your property that a short term rental is located on?

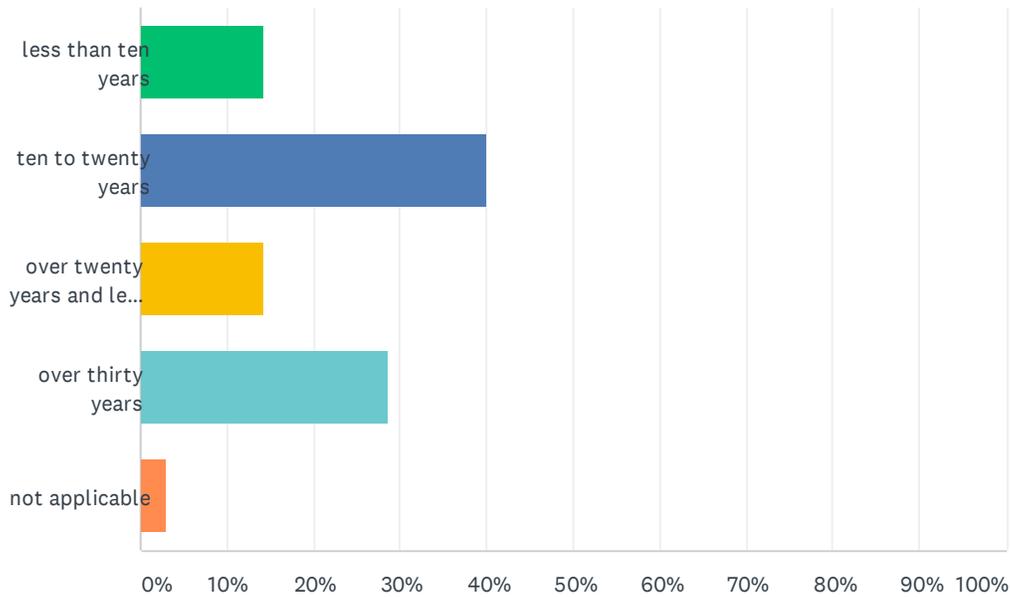
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
1/2 acre or less	37.14%	13
greater than 1/2 acre, less than 2 acres	25.71%	9
2 to 5 acres	20.00%	7
greater than 5 acres, up to ten acres	11.43%	4
greater than ten acres	2.86%	1
not applicable	2.86%	1
TOTAL		35

Q8 How many years have you owned property on Hornby? (regardless of renting)

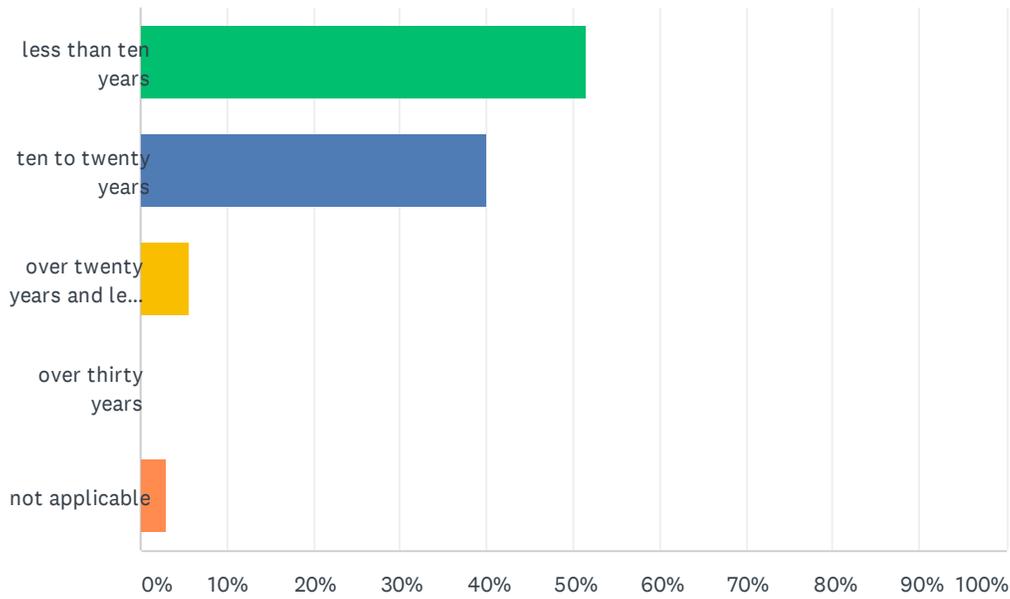
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
less than ten years	14.29%	5
ten to twenty years	40.00%	14
over twenty years and less than thirty years	14.29%	5
over thirty years	28.57%	10
not applicable	2.86%	1
TOTAL		35

Q9 How many years have you provided short term accommodation on Hornby?

Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
less than ten years	51.43%	18
ten to twenty years	40.00%	14
over twenty years and less than thirty years	5.71%	2
over thirty years	0.00%	0
not applicable	2.86%	1
TOTAL		35

Q10 Have you implemented water quality measures? If so, please describe:

Answered: 30 Skipped: 5

ANSWER CHOICES	RESPONSES	
Water quality	96.67%	29
Water quality	36.67%	11
Water quality	20.00%	6
not applicable	3.33%	1

#	WATER QUALITY	DATE
1	Sediment filter on well water and bottled water	7/2/2020 11:47 AM
2	Cistern U/VFilter,	3/24/2020 5:12 PM
3	Two types of Filtration	3/24/2020 12:33 PM
4	First: rainfresh filtration at sink	3/24/2020 9:42 AM
5	Not sure what you are asking. We have a water dispenser	1/16/2020 1:04 PM
6	Testing water when needed..and filtration.	12/20/2019 11:28 AM
7	Common chlorinated and filtered community well water system	12/16/2019 10:57 PM
8	Part of Mount Rd. system which is monitored.	12/16/2019 9:25 PM
9	We have tested our water and put in filters for precaution.	12/16/2019 2:26 PM
10	potability assured on purchase, has been retested after Septic installation	12/12/2019 9:52 PM
11	Strata-controlled, water passes government inspections	12/10/2019 9:46 PM
12	Well - test water regularly	12/10/2019 2:16 PM
13	low flow fixtures	12/9/2019 7:44 PM
14	Water tested	12/9/2019 4:27 PM
15	Checked 5 years ago. Potable	12/8/2019 8:32 PM
16	Annual coliform test	12/8/2019 6:49 PM
17	Cistern	12/8/2019 5:59 PM
18	ultraviolet system	12/8/2019 3:03 PM
19	Drinking water is accessed from the Community Well at Whaling Station Bay.	12/8/2019 3:02 PM
20	Filters and UV	12/7/2019 10:43 PM
21	No - water is not potable	12/7/2019 8:38 PM
22	collect rain water and process through filters and UV	12/7/2019 7:30 PM
23	yes	12/7/2019 6:41 PM
24	no e coli low iron	12/7/2019 6:33 PM
25	Provide drinking water in 20 gallon bittles	12/7/2019 6:24 PM
26	Regular testing	12/3/2019 5:17 AM

27	sip & gulp cistern storage	12/2/2019 7:14 AM
28	regular testing	12/1/2019 6:28 PM
29	low flow fixtures	12/1/2019 4:58 PM
#	WATER QUALITY	DATE
1	UV water treatment	3/24/2020 12:33 PM
2	Then: UV filtration system	3/24/2020 9:42 AM
3	cistern for well water to be collected	12/9/2019 7:44 PM
4	Cisterns	12/9/2019 4:27 PM
5	UV filter	12/8/2019 5:59 PM
6	Filtered rain water from the cistern. This water is used for washing, laundry and showering.	12/8/2019 3:02 PM
7	Well, and cistern storage used for summer	12/7/2019 10:43 PM
8	done twice a year	12/7/2019 6:33 PM
9	Bio sand filtration	12/2/2019 7:14 AM
10	Filter systems	12/1/2019 6:28 PM
11	cistern for well water to be collected	12/1/2019 4:58 PM
#	WATER QUALITY	DATE
1	Shock well	3/24/2020 12:33 PM
2	education to renters to use less water	12/9/2019 7:44 PM
3	Off-gassing system	12/9/2019 4:27 PM
4	filters and uv light	12/7/2019 6:33 PM
5	whole house poly-spun & carbon filtration	12/2/2019 7:14 AM
6	education to renters to use less water	12/1/2019 4:58 PM
#	NOT APPLICABLE	DATE
1	not sure what you mean	4/9/2020 5:49 PM

Q11 Have you implemented septic maintenance measures? If so, please describe:

Answered: 31 Skipped: 4

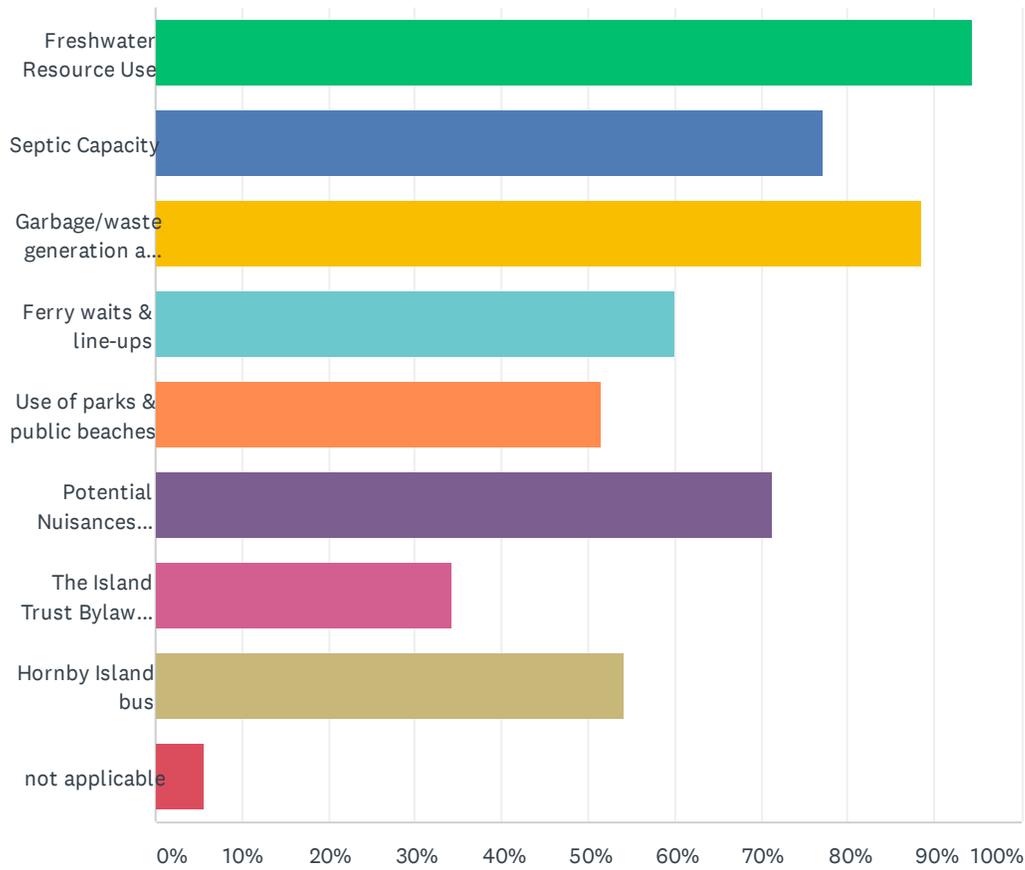
ANSWER CHOICES	RESPONSES	
Septic	93.55%	29
Septic	25.81%	8
Septic	6.45%	2
not applicable	6.45%	2

#	SEPTIC	DATE
1	New septic, yearly inspection	7/2/2020 11:47 AM
2	Yes...pumped out this year	4/9/2020 5:49 PM
3	Approved septic for 6 people , posted septic info in units	3/24/2020 5:12 PM
4	Upgraded maybe 5 years ago	3/24/2020 12:33 PM
5	?	3/24/2020 9:42 AM
6	We monitor our septic	1/16/2020 1:04 PM
7	Annual septic maintenance	1/6/2020 3:10 PM
8	Maintain septic and have it pumped every two to three years and make sure people know how to deal with things that go down ..no hazardous waste..etc.	12/20/2019 11:28 AM
9	Septic tank emptied March 2019	12/16/2019 10:57 PM
10	We have had our septic inspected and pumped out.	12/16/2019 2:26 PM
11	Fall 2019: installed and maintain new wastewater system registered with Island Health	12/12/2019 9:52 PM
12	Repairs and clean-outs as needed	12/10/2019 9:46 PM
13	septic system is overcapacity for use	12/10/2019 2:16 PM
14	maintenance annually	12/9/2019 7:44 PM
15	Septic pumped every 2-3 years	12/9/2019 4:27 PM
16	Septic works	12/8/2019 8:32 PM
17	Trenched and refilled around the septic field to stop tree root entry	12/8/2019 6:49 PM
18	Regular pump-out schedule	12/8/2019 5:59 PM
19	septic inspections	12/8/2019 3:03 PM
20	Septic tank with septic field. Tank is pumped out regularly.	12/8/2019 3:02 PM
21	Pumped and logged annually	12/7/2019 10:43 PM
22	Yes - contracted to a professional	12/7/2019 8:38 PM
23	septic tank and field which is periodically cleaned	12/7/2019 7:30 PM
24	yes	12/7/2019 6:41 PM
25	twice a year	12/7/2019 6:33 PM

26	Regular Pumping	12/3/2019 5:17 AM
27	CA series sewage treatment plant & septic field	12/2/2019 7:14 AM
28	1200 gallon pea gravel septic	12/1/2019 6:28 PM
29	maintenance annually	12/1/2019 4:58 PM
#	SEPTIC	DATE
1	Functioning septic system	3/24/2020 9:42 AM
2	serviced regularly	12/10/2019 2:16 PM
3	pea gravel filtration systems	12/9/2019 7:44 PM
4	Regular pumping of septic tank	12/8/2019 6:49 PM
5	Instructions to guests to "protect our septic". Don't flush unless necessary, don't put detergents in the septic.	12/8/2019 5:59 PM
6	treatment plant	12/7/2019 6:33 PM
7	periodic inspection of plant and septic field	12/2/2019 7:14 AM
8	pea gravel filtration systems	12/1/2019 4:58 PM
#	SEPTIC	DATE
1	notices in house to ensure proper use	12/9/2019 7:44 PM
2	notices in house to ensure proper use	12/1/2019 4:58 PM
#	NOT APPLICABLE	DATE
1	Composting toilet	12/16/2019 9:25 PM
2	No septic	12/7/2019 6:24 PM

Q12 Do you communicate to your guests how the following impacts the environmental footprint on Hornby Island:

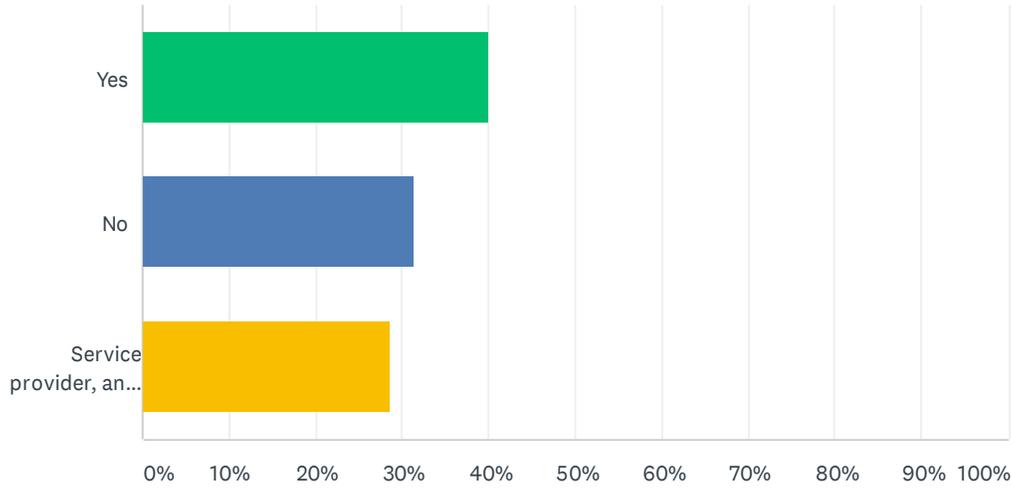
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Freshwater Resource Use	94.29%	33
Septic Capacity	77.14%	27
Garbage/waste generation and disposal	88.57%	31
Ferry waits & line-ups	60.00%	21
Use of parks & public beaches	51.43%	18
Potential Nuisances (noise, odour, pets, property encroachments, parking, fire danger etc.)	71.43%	25
The Island Trust Bylaw related to short-term rentals	34.29%	12
Hornby Island bus	54.29%	19
not applicable	5.71%	2
Total Respondents: 35		

Q13 Is your internet adequate?

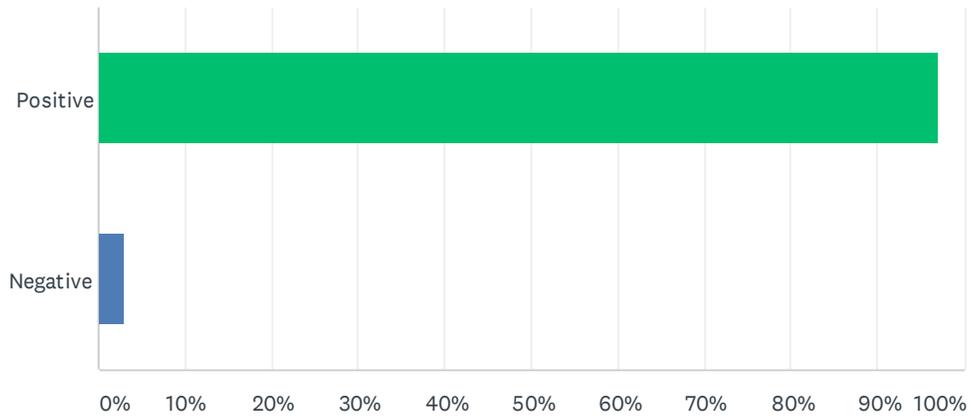
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	40.00%	14
No	31.43%	11
Service provider, and download speed, in mbps	28.57%	10
TOTAL		35

Q14 In your opinion, please rate how commercial businesses are impacted by short term accommodation rentals on Hornby Island:

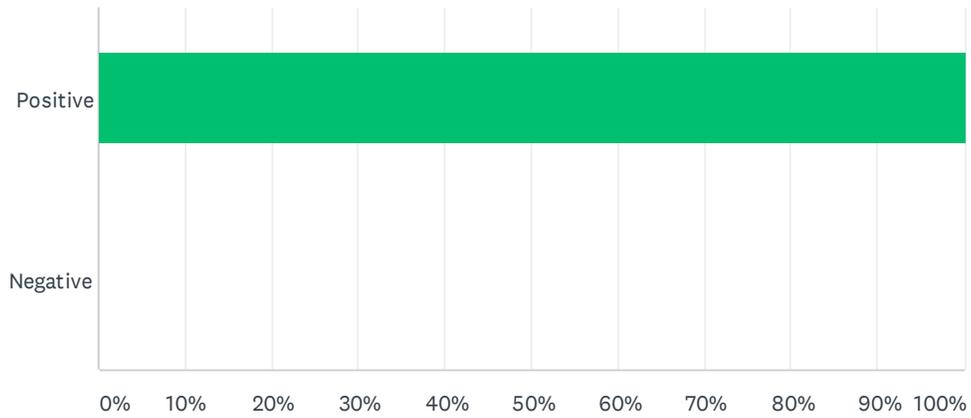
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Positive	97.14%	34
Negative	2.86%	1
TOTAL		35

Q15 In your opinion, please rate how the overall strength of the economy is impacted by short term accommodation use on Hornby Island:

Answered: 33 Skipped: 2



ANSWER CHOICES	RESPONSES	
Positive	100.00%	33
Negative	0.00%	0
TOTAL		33

Q16 In your overall opinion, explain the impact/benefits of short-term accommodation rentals on the Hornby Island Community.

Answered: 33 Skipped: 2

ANSWER CHOICES	RESPONSES	
Benefits	100.00%	33
Benefits	69.70%	23
Benefits	48.48%	16

#	BENEFITS	DATE
1	Share the beauty of the island	7/2/2020 11:47 AM
2	monitary	4/9/2020 5:49 PM
3	I am registered with BCFerries save one unit for ferry crew	3/24/2020 5:12 PM
4	Local enterprises, from retailers to restaurants to artisans to farmers, have two to three months of eager customers here.	3/24/2020 12:33 PM
5	Having joyful relaxed people around is refreshing	3/24/2020 9:42 AM
6	Employment for locals	1/16/2020 1:04 PM
7	More accommodation than commercial venues can provide	1/6/2020 8:45 PM
8	Great for local businesses	1/6/2020 3:10 PM
9	Mostly good benefits..brings in business to help people survive on a second island..I feel that at least 50 percent of Hornby is dependent on tourism..sad but true being a second island.	12/20/2019 11:28 AM
10	I think short term rentals are essential for the island, the issues have to do with accepting and abiding by clear guidelines so water and septic aren't over used, neighbours are respected and noise and disruption are minimal.	12/17/2019 10:13 AM
11	For Hornby, it makes the island financially sustainable.	12/16/2019 10:57 PM
12	Keeps the lights on for a lot of folks! Ensures there is tax base to pay for year-round amenities.	12/16/2019 9:25 PM
13	The obvious is the revenue it generates for local businesses	12/16/2019 2:26 PM
14	less damage to the environment than at a campsite with multiple campers	12/12/2019 9:52 PM
15	Many owners depend on the income to be able to live here.	12/10/2019 9:46 PM
16	much needed income for residents who rely on it for that purpose.	12/10/2019 2:16 PM
17	Provide jobs and income for those living on the island	12/9/2019 7:44 PM
18	Economy/jobs	12/9/2019 4:27 PM
19	Neighbourliness, economic contributions, use of parks.	12/8/2019 8:32 PM
20	Most of the summer rental visitors are respectful of the situation, and they bring money and spend money, especially at the market in the Copse.	12/8/2019 6:49 PM
21	Smiling faces	12/8/2019 5:59 PM
22	as above, significant revenue generation and employment	12/8/2019 3:03 PM
23	Increased consumer spending.	12/8/2019 3:02 PM

24	Revenue for small businesses	12/7/2019 10:43 PM
25	Business rely heavily on short term rentals	12/7/2019 8:38 PM
26	spending money	12/7/2019 7:30 PM
27	festival	12/7/2019 6:41 PM
28	supports local artisians	12/7/2019 6:33 PM
29	Provides family accommodation and gives extended families a venue to rent	12/7/2019 6:24 PM
30	Increased services available	12/3/2019 5:17 AM
31	Positive impact on our Economy	12/2/2019 7:14 AM
32	Better economy	12/1/2019 6:28 PM
33	Provide jobs and income for those living on the island	12/1/2019 4:58 PM
#	BENEFITS	DATE
1	Share ideas about recycling, resource use	7/2/2020 11:47 AM
2	Financial security for home owners that wouldn't be able to live here otherwise	3/24/2020 9:42 AM
3	We may rent to a future Hornby community member	1/16/2020 1:04 PM
4	For visitors it makes their stay easy and comfortable and almost affordable.	12/16/2019 10:57 PM
5	Meeting lovely people from different parts of the world	12/16/2019 2:26 PM
6	People love Hornby Island. It gives tourists the opportunity to visit for a week, make memories and enjoy themselves.	12/12/2019 9:52 PM
7	More renters = more income for islanders in general	12/10/2019 9:46 PM
8	\$\$\$ to be spent at stores, restaurants etc. on the island	12/10/2019 2:16 PM
9	Educate guests on sustainability	12/9/2019 7:44 PM
10	Ambassadors to the world	12/9/2019 4:27 PM
11	beaches, bike trails, etc.	12/8/2019 8:32 PM
12	Helps keep business open	12/8/2019 5:59 PM
13	opportunity for artists and musicians	12/8/2019 3:03 PM
14	Increased awareness and appreciation of the Hornby Island eco-culture.	12/8/2019 3:02 PM
15	Allows for increased amenities for full time residents	12/7/2019 10:43 PM
16	volunteering	12/7/2019 7:30 PM
17	coop bottom line	12/7/2019 6:41 PM
18	supports blues festival	12/7/2019 6:33 PM
19	It is a seasonal need that peaks for about eight weeks in July and August during school holidays	12/7/2019 6:24 PM
20	Increased activities that I can participate in	12/3/2019 5:17 AM
21	Creates jobs, allowing the younger generation to stay on the Island, resulting in a healthy multi-generational population year round	12/2/2019 7:14 AM
22	better understanding of how to protect the environment	12/1/2019 6:28 PM
23	Educate guests on sustainability	12/1/2019 4:58 PM
#	BENEFITS	DATE
1	Small businesses do well (until staff get too stressed and quit!!)	3/24/2020 9:42 AM
2	I would like the rest of the year supported and encouraged to help locals live with a better	12/16/2019 10:57 PM

	standard of living year round.	
3	Some people that come and rent get a taste of this little paradise and become locals that you know and love.	12/16/2019 2:26 PM
4	Personally unable to tolerate the long ferry line ups and the crowds. With good property management I know my house is in good hands and take a break from the back and forth I'm enduring	12/12/2019 9:52 PM
5	Turnover of renters offers more work for islanders, greater number of spenders	12/10/2019 9:46 PM
6	enhances the vacation vibe on the island	12/10/2019 2:16 PM
7	sharing the beauty of the island with others	12/9/2019 7:44 PM
8	Supports Coop	12/9/2019 4:27 PM
9	Option to make money, or "ace in the hole", for residents	12/8/2019 5:59 PM
10	Opportunity for public education and awareness of their unique surroundings.	12/8/2019 3:02 PM
11	Ive found 100% of my guests to be respectful of our environmental concerns around water and recycling, they're here to enjoy the natural beauty and vibrant small town culture	12/7/2019 10:43 PM
12	participating	12/7/2019 7:30 PM
13	Furnished accommodation that short term rentals provide allows all ages to be comfortable together such that small children and grandparents and everyone in between can stay together in one place	12/7/2019 6:24 PM
14	Helps off set ownership costs for owners	12/3/2019 5:17 AM
15	Health care Society has a younger population base to employ in their home care services	12/2/2019 7:14 AM
16	sharing the beauty of the island with others	12/1/2019 4:58 PM

Q17 In your overall opinion, what type of education, information or learning experiences would be helpful for yourself and/or your guests?

Answered: 26 Skipped: 9

ANSWER CHOICES	RESPONSES	
More information on	100.00%	26
More information on	73.08%	19
More information on	38.46%	10

#	MORE INFORMATION ON	DATE
1	Water filtering set up, business aspects of short term rentals	7/2/2020 11:47 AM
2	definitely recycling	4/9/2020 5:49 PM
3	Water consumption. Take fewer and shorter showers than you do at home, don't flush frequently, do your laundry back at home.	3/24/2020 12:33 PM
4	Things to do in the fall/ winter	3/24/2020 9:42 AM
5	In #12 you mentioned a few areas I could use more info once ferry waits, parks and beaches, Island Trust	1/16/2020 1:04 PM
6	The Island events, a lot goes on in the summer	1/6/2020 3:10 PM
7	I think we already do a great job..recycling,beach etiquette, business times,ferry times ,water resources, etc.	12/20/2019 11:28 AM
8	A simple set of guidelines printed and accessible to both owners and renters	12/17/2019 10:13 AM
9	Perhaps a binder explaining the basic facts of Island life - It's challenges and rewards as well as some way the guests can express their appreciation of the island.	12/16/2019 10:57 PM
10	I think coverage of information is pretty good. Maybe a mailing list one could subscribe to in order to be made aware of events ahead of time.	12/16/2019 9:25 PM
11	How to leave a smaller footprint.	12/16/2019 2:26 PM
12	best practices for STVR	12/12/2019 9:52 PM
13	sharing rides, picking up hitchhikers	12/10/2019 9:46 PM
14	best practices	12/9/2019 7:44 PM
15	septic care	12/9/2019 4:27 PM
16	ferry schedules, radio station, fire regulations,	12/8/2019 8:32 PM
17	Ambassador program to help locals be more helpful and pleasant to the visitors	12/8/2019 5:59 PM
18	information and information sheets to give to renters regarding minimizing their environmental impact	12/8/2019 3:03 PM
19	the parks (particularly the Mt. Geoffrey Regional Park).	12/8/2019 3:02 PM
20	Environmental challenges and how they can participate	12/7/2019 10:43 PM
21	Water usage	12/7/2019 7:30 PM
22	water usage	12/7/2019 6:33 PM
23	Other ways to share information such as using the bus, using water, low impact to neighbours	12/7/2019 6:24 PM

24	Hornby has been a showcase showing how things can be done to protect the environment, more of this modelling for our visitors	12/3/2019 5:17 AM
25	Restaurant availability and accurate hours of operation	12/2/2019 7:14 AM
26	best practices	12/1/2019 4:58 PM
#	MORE INFORMATION ON	DATE
1	Fire safety. No fires left smouldering on the beach, no forest campfires, no smoking in the woods.smoking in the woods	3/24/2020 12:33 PM
2	How to be an empathetic, helpful and low-impact visitor	3/24/2020 9:42 AM
3	If there are Island bylaws made more obvious	1/16/2020 1:04 PM
4	I don't think it's obvious to all the locals just how important a week on the island is to most of the people who visit.	12/16/2019 10:57 PM
5	expectations of home owners	12/12/2019 9:52 PM
6	how to protect our environment	12/10/2019 9:46 PM
7	rules surrounding rentals on the island	12/9/2019 7:44 PM
8	water conservation	12/9/2019 4:27 PM
9	beach access, markets, miscellaneous amenities, etc	12/8/2019 8:32 PM
10	Good calendar of events with information about what's going on, and what's open	12/8/2019 5:59 PM
11	information and information sheets to give to renters regarding Hornby short term rental ettiquette so renters remain welcome!	12/8/2019 3:03 PM
12	the features that make Hornby Island unique (like the herring run and the sea lions basking on Flora Isand and Heron Rocks).	12/8/2019 3:02 PM
13	Offseason activities and events, outside of summer, to increase shoulder/off season	12/7/2019 10:43 PM
14	Fire risks	12/7/2019 7:30 PM
15	garbage production	12/7/2019 6:33 PM
16	Fires and understanding the first responders and how it works here	12/7/2019 6:24 PM
17	Use of less plastics, safer cleaning supplies, water usage (best practices)	12/3/2019 5:17 AM
18	Importance of recycling and rules (different than cities)	12/2/2019 7:14 AM
19	rules surrounding rentals on the island	12/1/2019 4:58 PM
#	MORE INFORMATION ON	DATE
1	Littering. Don't.	3/24/2020 12:33 PM
2	Generations of families have visited. Perhaps we can find a way to acknowledge and celebrate that	12/16/2019 10:57 PM
3	respecting neighbors	12/10/2019 9:46 PM
4	common maintenance and who to contact on the island	12/9/2019 7:44 PM
5	Reducing waste, recycling etc.	12/9/2019 4:27 PM
6	Sign showing the fire hazard rating. Webcam for the Hornby ferry line-up	12/8/2019 5:59 PM
7	how Hornby Island was formed geologically (is it really an extinct volcano?).	12/8/2019 3:02 PM
8	More information about the bus and smaller footprints by all of us	12/3/2019 5:17 AM
9	Best practices for Beach use	12/2/2019 7:14 AM
10	common maintenance and who to contact on the island	12/1/2019 4:58 PM

Q18 In your overall opinion, explain the impact/drawbacks of short-term accommodation rentals on the Hornby Island Community.

Answered: 32 Skipped: 3

ANSWER CHOICES	RESPONSES	
Drawbacks	100.00%	32
Drawbacks	59.38%	19
Drawbacks	25.00%	8

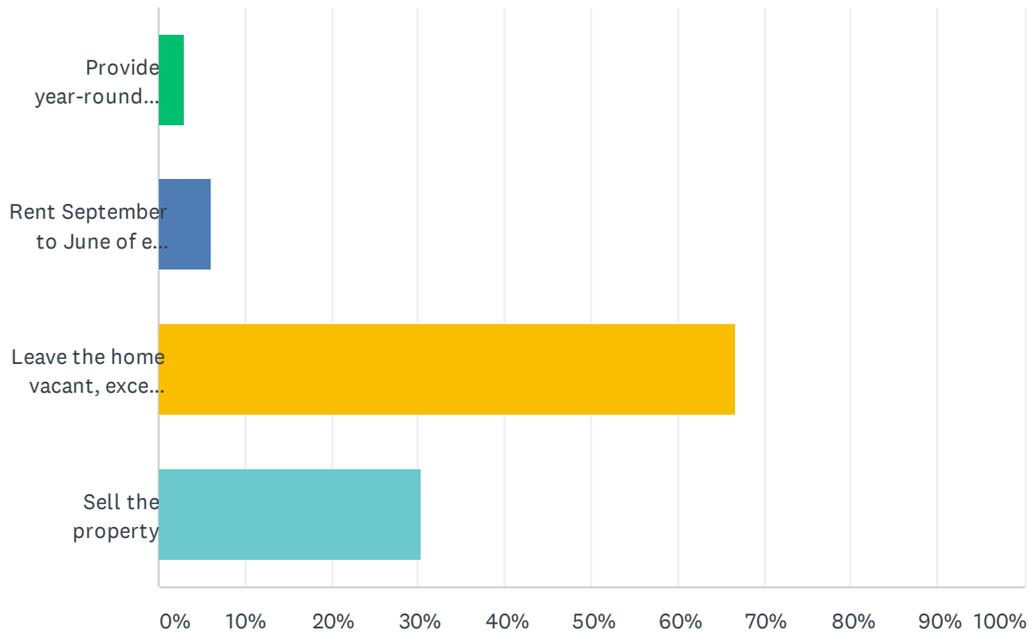
#	DRAWBACKS	DATE
1	Small number of people that don't respect the values of the islanders	7/2/2020 11:47 AM
2	I do not have any, but I imagine that it takes away from long term rentals?	4/9/2020 5:49 PM
3	Too many people at once ... families /friends of 6-8	3/24/2020 5:12 PM
4	Water consumption increases HUGELY—and Hornby has very limited water.	3/24/2020 12:33 PM
5	Overuse of our limited water supply	3/24/2020 9:42 AM
6	Crowds, ferry line ups	1/16/2020 1:04 PM
7	Long term rentals have to vacate property in summer	1/6/2020 8:45 PM
8	Could be noise and privacy impacts on neighbours	1/6/2020 3:10 PM
9	Too many cars,and need to be aware of how many people in the rentals	12/20/2019 11:28 AM
10	In areas where housing is close together water, noise and septic can be issues. Sometimes renters may sign up for a family of four, as an example, and then bring more family members or guests over-extending the use of the space. Another issue are people coming who aren't familiar with the ecosystem of islands and overuse water or aren't conscientious about the fragility of the land and may not pay proper attention to regulations, such as fire rules and waste management and recycling.	12/17/2019 10:13 AM
11	In homes where there are renters for 9 months of the year and they are kicked out for the summer, the lack of suitable stable housing is serious.	12/16/2019 10:57 PM
12	I'm very concerned that short-term rentals are creating incentives for existing property owners to develop additional rental units.	12/16/2019 9:25 PM
13	Some of the locals are displaced by rentals.	12/16/2019 2:26 PM
14	Crowds are part of the summer but get blamed on STVR.	12/12/2019 9:52 PM
15	Increased vehicle traffic	12/11/2019 11:34 AM
16	Over-crowded Coop	12/10/2019 9:46 PM
17	strain on natural resources (e.g. water)	12/10/2019 2:16 PM
18	long ferry line ups in the summer	12/9/2019 7:44 PM
19	none	12/9/2019 4:27 PM
20	sometimes there are ferry waits.	12/8/2019 8:32 PM
21	Summer rentals probably do impact the year around renters	12/8/2019 6:49 PM
22	Can impact parking, especially at the Coop and Parks in the summertime. Need more education about everyone using the bus.	12/8/2019 5:59 PM

23	the island is busier and "louder" in a community that is intentionally living in a quieter place	12/8/2019 3:03 PM
24	Water consumption	12/8/2019 3:02 PM
25	Overcrowding pf properties not equipped with adequate infrastructure	12/7/2019 10:43 PM
26	do not see a drawback. short term rentals would not convert to long term rentals for permanent residents	12/7/2019 8:38 PM
27	Clearly a housing shortage on the island for locals but dont see that short term rentals really impacts this as I would not be renting my house other than the few weeks a year I do	12/7/2019 7:30 PM
28	ferry traffic	12/7/2019 6:33 PM
29	In subdivisions noise and tragic may be a drawback	12/7/2019 6:24 PM
30	More pressure on the ferry system	12/3/2019 5:17 AM
31	Inadequate ferry service provided by BC ferries in summer - results in ferry waits	12/2/2019 7:14 AM
32	long ferry line ups in the summer	12/1/2019 4:58 PM
#	DRAWBACKS	DATE
1	Over-drinking, overpartying, risks to youth, especially.	3/24/2020 12:33 PM
2	Contributes to a lack of year-round rentals	3/24/2020 9:42 AM
3	Water usage on a water conservation island	1/16/2020 1:04 PM
4	Can we as a community come up with a plan to provide summer accommodation?	12/16/2019 10:57 PM
5	I'm already seeing this in my neighborhood. I am nervous that people are ignoring whatever bylaws are in place in order to 'cash in' on the summer rentals.	12/16/2019 9:25 PM
6	Some visitors just do not understand island rules.	12/16/2019 2:26 PM
7	Fear being misunderstood with the housing crisis. I'm not renting the other months to avert having tenants leave come spring. It wouldn't feel right.	12/12/2019 9:52 PM
8	Increased number of people stressing the water system	12/11/2019 11:34 AM
9	Over-crowded ferries	12/10/2019 9:46 PM
10	disregard for things such as proper disposal of trash	12/10/2019 2:16 PM
11	badly managed rentals create problems for neighbors and the island	12/9/2019 7:44 PM
12	I avoid coming onto Hornby on Fri night and Saturday and leaving on Sunday in the summer.	12/8/2019 6:49 PM
13	Increase the volume of ferry traffic, check-in and check-out times can create bottlenecks in the summer	12/8/2019 5:59 PM
14	Garbage generation	12/8/2019 3:02 PM
15	Inadequate ferry service	12/7/2019 10:43 PM
16	Traffic up and down driveways shared with land partners can be a drawback	12/7/2019 6:24 PM
17	Fatigue by some workers	12/3/2019 5:17 AM
18	Inadequate parking provided by BC parks - overloads park at the co-op lots	12/2/2019 7:14 AM
19	badly managed rentals create problems for neighbors and the island	12/1/2019 4:58 PM
#	DRAWBACKS	DATE
1	Boom and bust cycle	3/24/2020 9:42 AM
2	I don't really know what can be done but it's not fair	12/16/2019 10:57 PM
3	I think it would be beneficial that some enforcement take place just so people there can be consequences to not knowing or ignoring the bylaws.	12/16/2019 9:25 PM
4	Resistance to change. This group is a great idea.	12/12/2019 9:52 PM

5	increased amount of garbage, recycling etc.	12/11/2019 11:34 AM
6	Changeover tasks for owners	12/10/2019 9:46 PM
7	ferry line-ups	12/10/2019 2:16 PM
8	Line-ups at local businesses in the summer.	12/8/2019 5:59 PM

Q19 If you were unable to do short term accommodation rentals, would you:

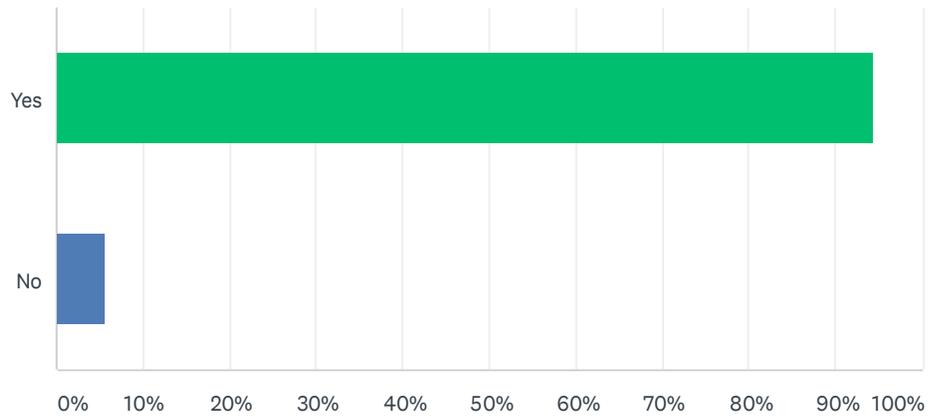
Answered: 33 Skipped: 2



ANSWER CHOICES	RESPONSES	
Provide year-round rental accommodation	3.03%	1
Rent September to June of each year	6.06%	2
Leave the home vacant, except for personal family use	66.67%	22
Sell the property	30.30%	10
Total Respondents: 33		

Q20 Are you aware that the Hornby Island Trust has zoning bylaws that pertains to short term rentals?

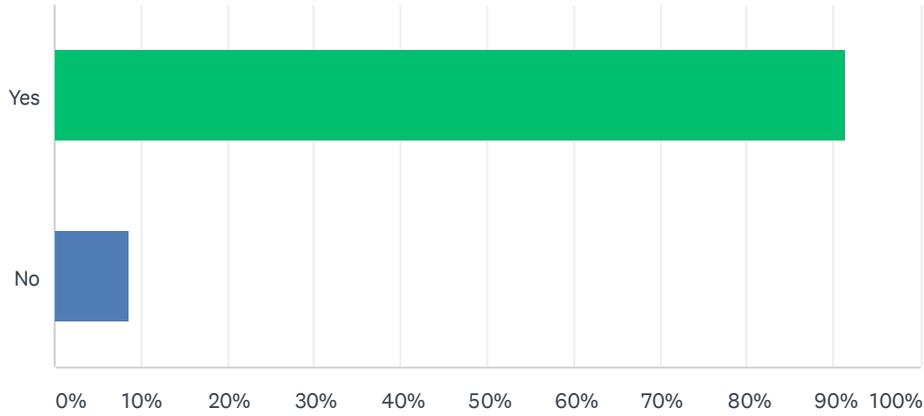
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	94.29%	33
No	5.71%	2
TOTAL		35

Q21 If so, have your read them?

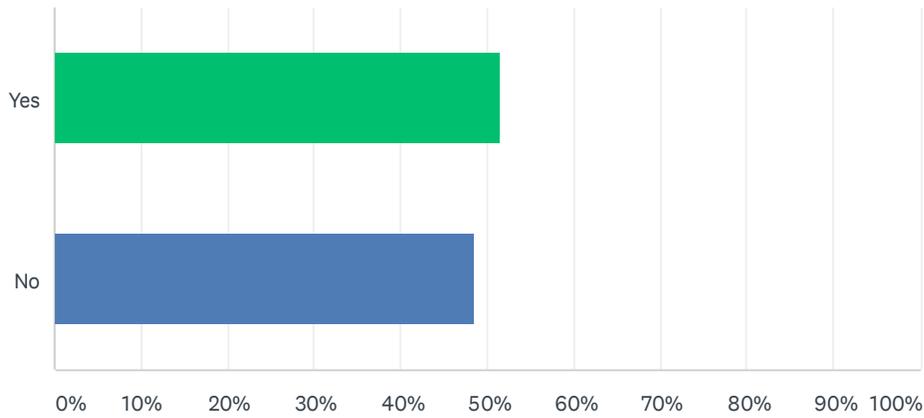
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	91.43%	32
No	8.57%	3
TOTAL		35

Q22 Do you have a short-term accommodation sign, with contact information, on the road by your property, while it is rented?

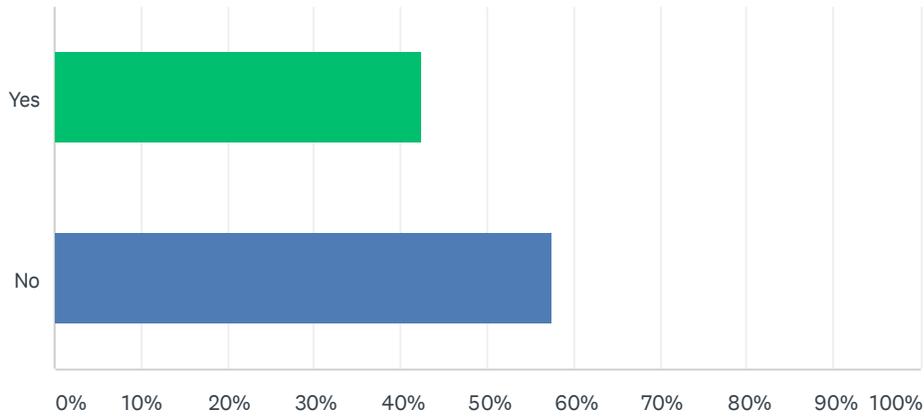
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	51.43%	18
No	48.57%	17
TOTAL		35

Q23 Do you believe a sign is appropriate?

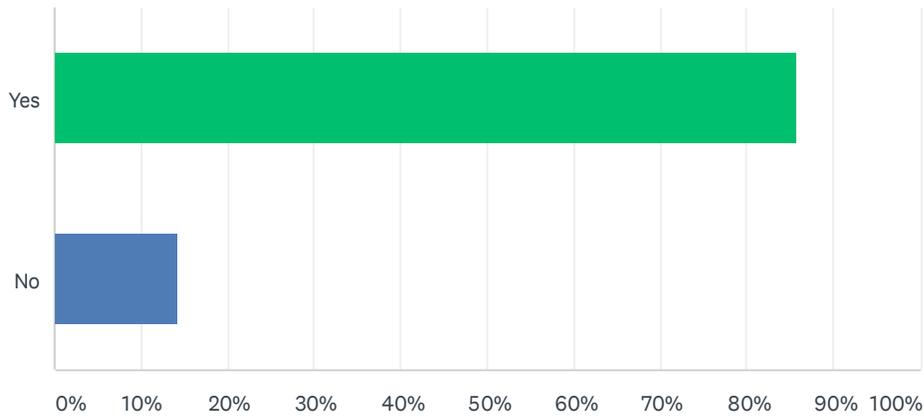
Answered: 33 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	42.42%	14
No	57.58%	19
TOTAL		33

Q24 Would you like us to send you a Fact Sheet that the Island Trust produced outlining rules for short term rentals?

Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	85.71%	30
No	14.29%	5
TOTAL		35

Q25 Please suggest any approaches or best practices you think would be useful to help manage short term accommodation uses on Hornby Island:

Answered: 22 Skipped: 13

ANSWER CHOICES	RESPONSES	
Best practices:	100.00%	22
Best practices:	50.00%	11
Best practices:	36.36%	8

#	BEST PRACTICES:	DATE
1	Information sharing about negative guests that others may not want to host.	7/2/2020 11:47 AM
2	Stress the points I spelled out in #17.	3/24/2020 12:33 PM
3	Water cisterns required (with uv treatment)	3/24/2020 9:42 AM
4	Quiet times, respect others	1/16/2020 1:04 PM
5	Explain all water, ferry septic and recycling uses..have people bring bikes if possible.no one use water bottles if possible..careful if smoking and with fires..be aware we are on an island	12/20/2019 11:28 AM
6	I believe many people need to rent their properties in order to stay as permanent residents on the island. The main issues relate to how many guests stay and if the property is well managed and maintained. Most people practice oversight and are responsible . Check lists and guidelines are useful to provide uniformity and coherence. If there is a complaint, perhaps there could be a designated person that checks on the problem and then reports to the owner if that person is not on the island.	12/17/2019 10:13 AM
7	Extend to year round	12/16/2019 10:57 PM
8	I can only say that using Wind and Waves we feel that all the t's are crossed and i's dotted.	12/16/2019 9:25 PM
9	Sending out email literature on the island practices and on how best to conserve water and bringing less waste to the island. All in all a how to for the renter to leave a smaller footprint on our island.	12/16/2019 2:26 PM
10	Restrict number of renters to size of septic capacity	12/10/2019 9:46 PM
11	creating the Association is the first step	12/9/2019 7:44 PM
12	6 people to a 1/2 acre lot regardless of beds	12/9/2019 4:27 PM
13	If the by-laws were followed re parking, occupancy, etc there would be fewer problems.	12/8/2019 6:49 PM
14	Fix the Islands Trust Bylaws so that a specific number of people are allowed. Not number of bedrooms and beds. Too ambiguous.	12/8/2019 5:59 PM
15	information sheets for both home owners and renters	12/8/2019 3:03 PM
16	I think you are all doing a good job already and recognize that there needs to be some regulation on this industry.	12/8/2019 3:02 PM
17	Adequate infrastructure to handle the guests on a property. Blanket rules on property square footage punishes those who've taken proper steps to provide responsible accommodation	12/7/2019 10:43 PM
18	publicly rate the quality of each property	12/7/2019 6:41 PM
19	leave it alone	12/7/2019 6:33 PM
20	I created a " how to take a marine shower" sign that is posted at our shower outside	12/7/2019 6:24 PM

21	Cisterns for all water sources with meters	12/3/2019 5:17 AM
22	creating the Association is the first step	12/1/2019 4:58 PM
#	BEST PRACTICES:	DATE
1	Conserve water, be super careful about fire prevention, do not litter, do not drink to excess.	3/24/2020 12:33 PM
2	Functioning septic systems	3/24/2020 9:42 AM
3	Water conservation	1/16/2020 1:04 PM
4	BEN sounds good though I don't know enough about it	12/10/2019 9:46 PM
5	education	12/9/2019 7:44 PM
6	water conservation information sheets/pamphlets	12/9/2019 4:27 PM
7	A standard orientation book for clients, introducing them to island values.	12/8/2019 5:59 PM
8	owners will rent on thier own with more regulations	12/7/2019 6:33 PM
9	I have a binder with lots of information that I require people to read aloud to all their guests in the party	12/7/2019 6:24 PM
10	Better recycling information posted at each rental unit	12/3/2019 5:17 AM
11	education	12/1/2019 4:58 PM
#	BEST PRACTICES:	DATE
1	In short, be respectful and use your head.	3/24/2020 12:33 PM
2	Limit the number of rentals available in summer (application process, inspections, etc). Only best suited places allowed.	3/24/2020 9:42 AM
3	Cabin rules, maybe island rules	1/16/2020 1:04 PM
4	workshops and follow up for those not supporting the bylaws	12/9/2019 7:44 PM
5	septic safety education sheets/pamphlets	12/9/2019 4:27 PM
6	Must have a local contact to meet guests, and welcome them. People behave better when they like the owner.	12/8/2019 5:59 PM
7	I do a lot of phone and email interviewing ahead of renting so I don't have unlikeminded guests staying	12/7/2019 6:24 PM
8	workshops and follow up for those not supporting the bylaws	12/1/2019 4:58 PM

Q26 Please share with us any other comments or feedback you may have on this topic:

Answered: 15 Skipped: 20

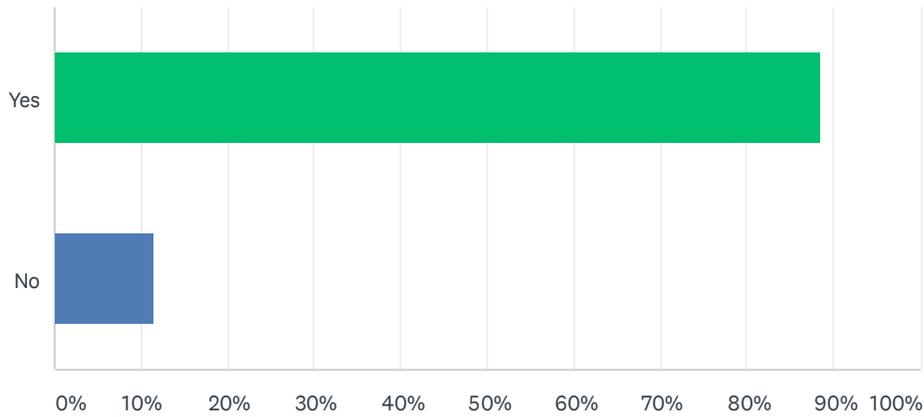
ANSWER CHOICES	RESPONSES	
Feedback	100.00%	15
Feedback	33.33%	5
Feedback	20.00%	3

#	FEEDBACK	DATE
1	Would also be good to link with people who can provide different services - trades, home monitoring, lawn mowing etc.	7/2/2020 11:47 AM
2	I use Wind and Waves as my rental agency as I live far away so allot of these questions I cannot answer.	4/9/2020 5:49 PM
3	All vacation rentals could contribute to the costs of application system and enforcement.	3/24/2020 9:42 AM
4	We just started renting short term last year. We rented out for 5 weeks and all the families were very respectful. We are happy to share the space with others. We have a big family and would like to keep the cabin in the future. We have seen many second generations lose their cabins due to higher costs.As a result the older cabins are being torn down for newer larger cabins that are used by one family for short periods.	1/16/2020 1:04 PM
5	Just that I'm concerned there will be a massive (and rightfully so) backlash if people start putting 'container cottages' on their properties for renting. Or renting out their 'garages' under the table. I'm seeing it already and it's not pretty.	12/16/2019 9:25 PM
6	Many of us rely on STRs for our livelihood	12/10/2019 9:46 PM
7	I am concerned about what seems to be an overwhelming	12/10/2019 2:16 PM
8	Thank you	12/9/2019 7:44 PM
9	Short term rentals are a key economic driver on Hornby island.	12/8/2019 5:59 PM
10	Nothing more at the moment.	12/8/2019 3:02 PM
11	Stvr provides many families on Hornby with the means to survive financially and thrive in the community	12/7/2019 10:43 PM
12	islands trust is to involved with private property	12/7/2019 6:33 PM
13	I'm interested in helping create best practices and furthering the cause	12/7/2019 6:24 PM
14	Quarterly enwsletter with sustainable topics reminding all residents we are here to model sustainability.	12/3/2019 5:17 AM
15	Thank you	12/1/2019 4:58 PM
#	FEEDBACK	DATE
1	Island trust as independent regulator, only those approved get to be posted on hornbyisland .com	3/24/2020 9:42 AM
2	Some restrictions and oversight would be good, but with preliminary friendly warnings preceding sanctions	12/10/2019 9:46 PM
3	There seem to be a lot of people now who are renting out not only non-compliance buildings, but are renting them for short stays at this time of the year. I think many are not aware of the what the rules are that are set out in the Bylaws. More education is needed.	12/10/2019 2:16 PM

4	Believe short term rentals should be allowed year round, they are much better than putting in large resorts or hotels. The money goes further in the community, and the impact is lower.	12/8/2019 5:59 PM
5	hornby is not salt spring	12/7/2019 6:33 PM
#	FEEDBACK	DATE
1	Reduce the restrictions on secondary dwelling so that more people come out of the 'black market'	3/24/2020 9:42 AM
2	Good idea to have an organization	12/10/2019 9:46 PM
3	My experience is that the Visitors are very eco-aware, more so than many locals.	12/8/2019 5:59 PM

Q27 Are you interested in being part of a Hornby island Association of Short-term Rentals, and receive updates and information on short term rentals matters on the Island? Your information will be kept confidential.

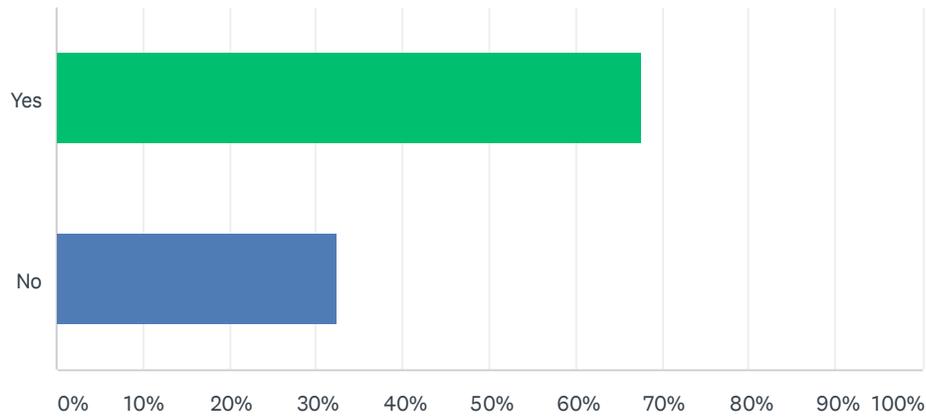
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	88.57%	31
No	11.43%	4
TOTAL		35

Q28 Would you be available to attend an annual General Meeting on the Saturday of Easter weekend to form a Short Term Rental Association?

Answered: 34 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	67.65%	23
No	32.35%	11
TOTAL		34

Q29 THANK YOU FOR COMPLETING THIS SURVEY

Answered: 34 Skipped: 1

ANSWER CHOICES	RESPONSES	
Date / Time	100.00%	34