

STR Survey Results

Survey Dissemination

An online survey regarding short-term rentals (STRs) was distributed among ACLA members for a period of 2 weeks. A total of 120 responses were received.



Overview

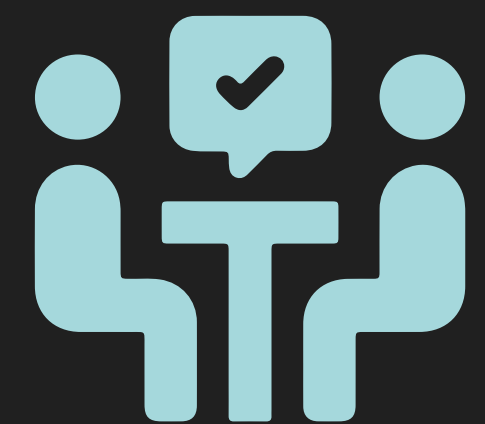
Of the 120 survey respondents, 118 were property owners, and out of these 118, 22 were STR operators. The majority of STR operators surveyed own between 1 and 3 properties.

The survey found that among STR operators, 29% advertise through digital platforms, while the majority (65%) advertise through word of mouth.



The Challenge

The challenge is not the operation of STRs themselves. Rather, the challenge is in addressing some of the negative impacts that may occur through STR operation.



Demographics of STR Renters

The survey results indicate a diverse community of STR renters. They include: families with children, people aged from 20 to 50+, family and friends of STR owners, and the majority of them come with the intention of enjoying the STR property and surrounding community.

The Importance of Community

The survey found that community support (relationships between STR operators with neighbours, for example) is an avenue that has been, and can be explored to mitigate potentially negative impacts from STR operation.

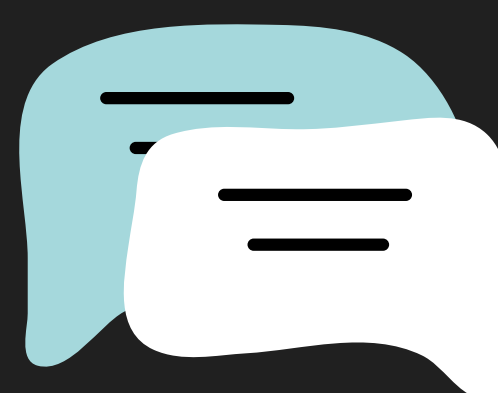


Operators' Distance from STR Property

The survey found that while some STR owners either live on the STR property or 5 minutes away from it, the majority have to travel 20 minutes or more to their STR property.

Community Concerns

Survey respondents stated that if a STR was operating near them, their concerns may be: beach regulations being disobeyed, disrespectful STR operations, increased traffic, property destruction, noise, overcrowding, and environmental degradation.



Conclusion

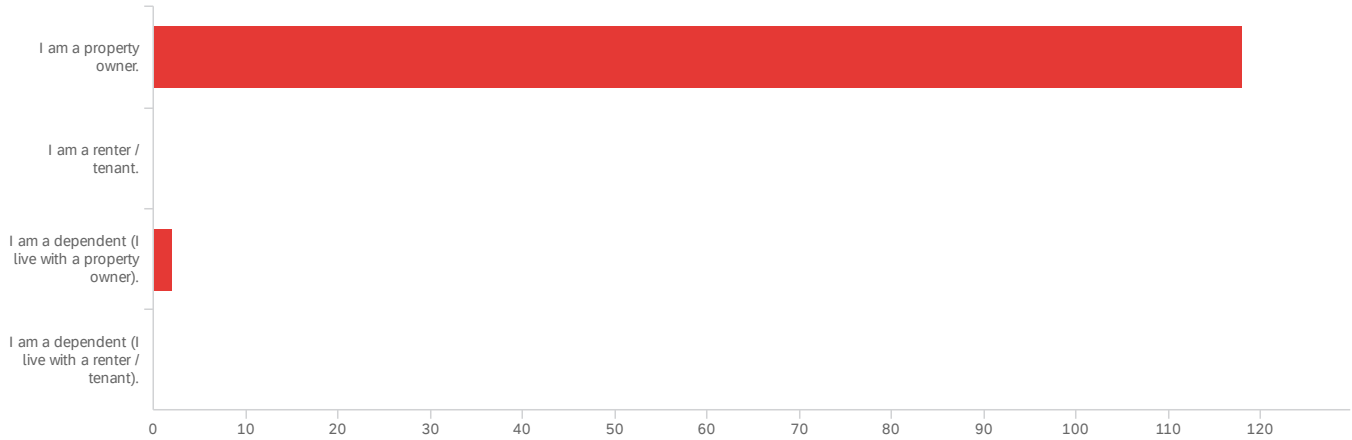
The survey results acknowledge the community concerns as they relate to STR operation. In the interim, the survey found community supports to be one way to potentially mitigate issues caused by STR operation and increase the benefits reaped by local residents, STR operators, and STR renters.

Short-Term Rental Survey Report

Short Term Rentals: Homeowner Survey

April 21, 2021 6:12 PM MDT

1 - Choose the option that best describes you:

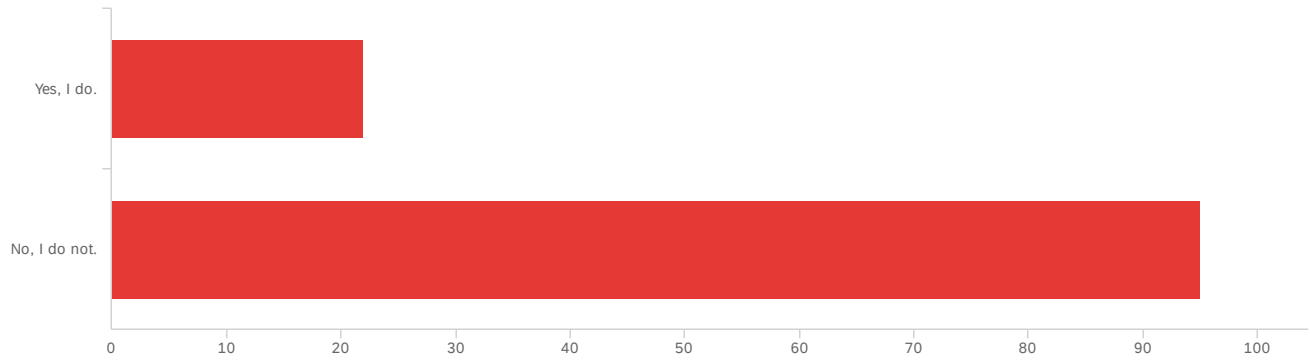


#	Field	Choice Count
1	I am a property owner.	98.33% 118
2	I am a renter / tenant.	0.00% 0
3	I am a dependent (I live with a property owner).	1.67% 2
4	I am a dependent (I live with a renter / tenant).	0.00% 0

120

Showing rows 1 - 5 of 5

2 - If you are a property owner, do you offer short term rentals of your property? If you answer "yes", you will continue to question 3. If you answer "no", you will skip to question 9.

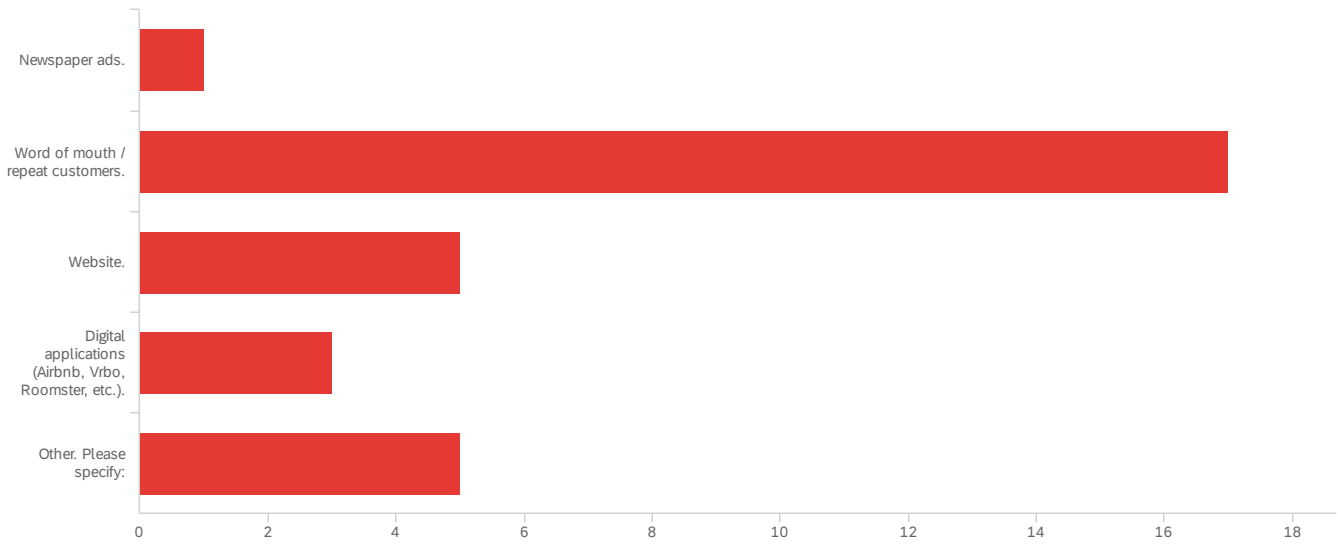


#	Field	Choice Count
1	Yes, I do.	18.80% 22
2	No, I do not.	81.20% 95

117

Showing rows 1 - 3 of 3

3 - How do you advertise your short term rental properties? Please choose all that apply.



#	Field	Choice Count
1	Newspaper ads.	3.23% 1
2	Word of mouth / repeat customers.	54.84% 17
3	Website.	16.13% 5
4	Digital applications (Airbnb, Vrbo, Roomster, etc.).	9.68% 3
5	Other. Please specify:	16.13% 5
		31

Showing rows 1 - 6 of 6

3_5_TEXT - Other. Please specify:

Other. Please specify:

Friends and family only

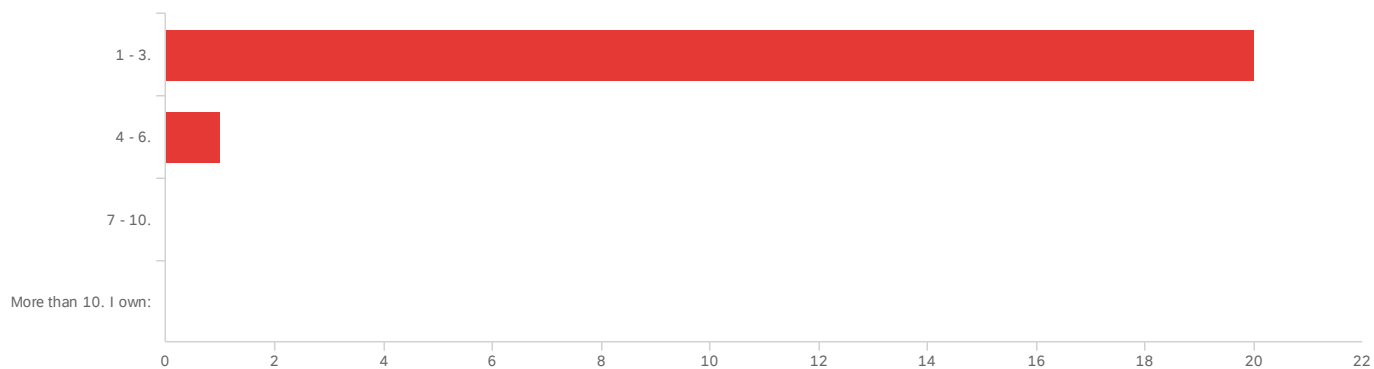
Friend only for 1 week

only friends and family

Private FB group

Signage

4 - How many short term rental properties do you own?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many short term rental properties do you own? - Selected Choice	1.00	2.00	1.05	0.21	0.05	21

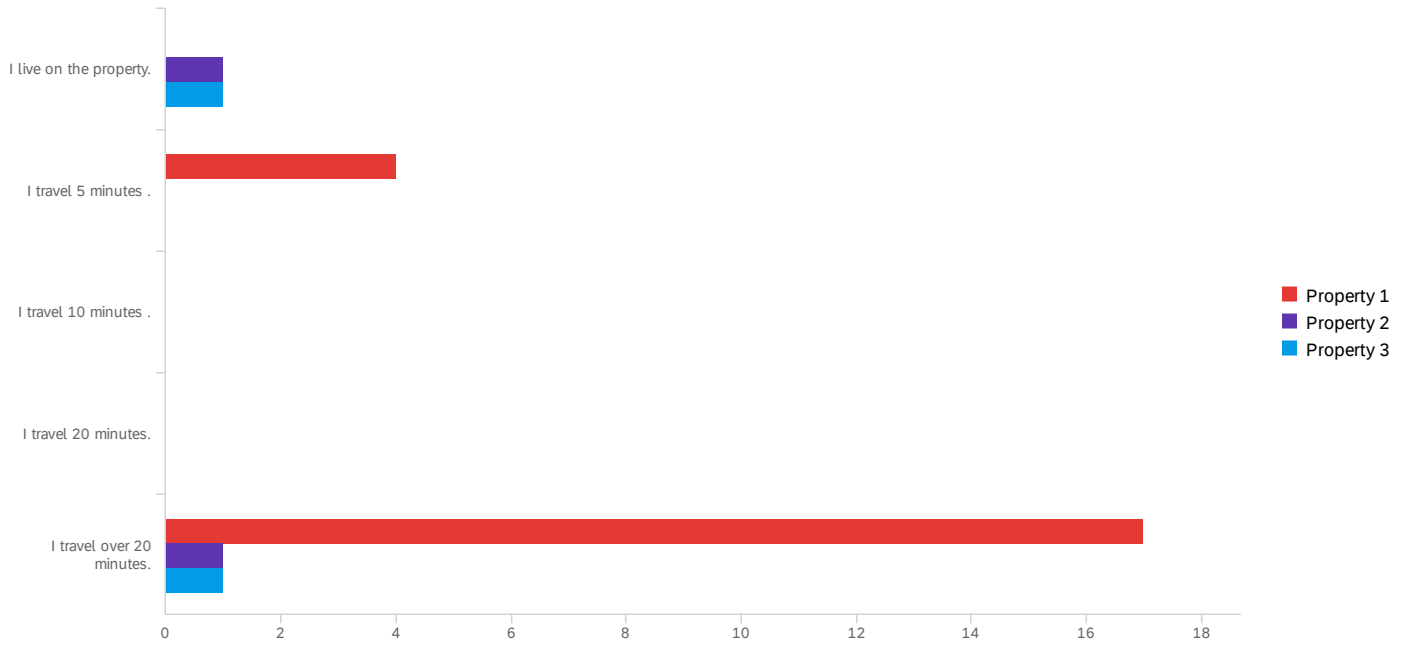
#	Field	Choice Count
1	1 - 3.	95.24% 20
2	4 - 6.	4.76% 1
3	7 - 10.	0.00% 0
4	More than 10. I own:	0.00% 0
		21

Showing rows 1 - 5 of 5

4_4_TEXT - More than 10. I own:

More than 10. I own:

5 - In the event of an emergency or complaint, how far do you have to travel to your short term rental property? You may give an answer for up to three short term rental properties.



#	Field	I live on the property.	I travel 5 minutes .	I travel 10 minutes .	I travel 20 minutes.	I travel over 20 minutes.	Total
1	Property 1	0.00% 0	19.05% 4	0.00% 0	0.00% 0	80.95% 17	21
2	Property 2	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	2
3	Property 3	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	2

Showing rows 1 - 3 of 3

6 - Which of the following options best describe your short term rental tenants? Please choose all that apply.

#	Field	Choice Count
1	Visitors.	6.82% 3
2	Locals.	0.00% 0
3	People aged 20 - 30	4.55% 2
4	People aged 51+.	22.73% 10
5	Other. Please specify.	9.09% 4
6	I don't know.	0.00% 0
7	People aged 31 - 40	13.64% 6
8	People aged 41 -50	11.36% 5
10	Families with children.	31.82% 14
		44

Showing rows 1 - 10 of 10

6_5_TEXT - Other. Please specify.

Other. Please specify.

Friend only

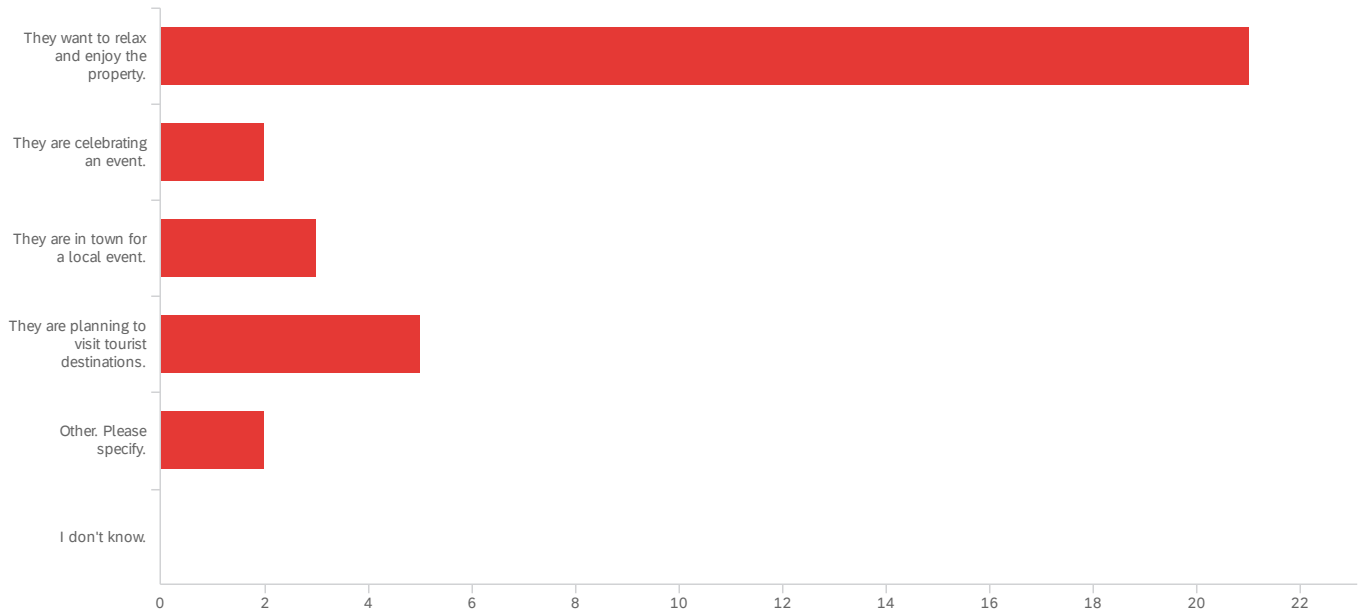
Family and close friends

People from all walks of life

family friends and relatives

7 - What are people typically seeking when they rent your short term rental property?

Please choose all that apply.



#	Field	Choice Count
1	They want to relax and enjoy the property.	63.64% 21
2	They are celebrating an event.	6.06% 2
4	They are in town for a local event.	9.09% 3
5	They are planning to visit tourist destinations.	15.15% 5
6	Other. Please specify.	6.06% 2
7	I don't know.	0.00% 0

33

Showing rows 1 - 7 of 7

7_6_TEXT - Other. Please specify.

Other. Please specify.

Enjoy quiet and nature

People on business

8 - What role has mutual community support contributed to the operation of your short term rental arrangement(s)? Please elaborate.

What role has mutual community support contributed to the operation of your...

none

None

None

None

Nil

Nearby cottagers always let me know how tenants behave and how many guests they have visit.

N/a

N/A

Just ensuring beach rules are followed

I feel like we do not have mutual community support. Trudeau is raising cottage electricity by 75%, many of the locals do not want us there and many people who own cottages don't want others to rent them.

I don't really understand the question however no community support.

Friendship only

9 - What would your concerns be if a short term rental unit was operating in the area?

Please elaborate.

What would your concerns be if a short term rental unit was operating in th...

Following rules of our beach association, being respectful of other owners

Noise and disrespect for local guidelines re fires, cleanliness, others neighbouring properties. As well As over populating a cottage which stresses well water supplies and septic systems

This survey needs to differentiate between STR and cottage rentals. Depending on what type of STR I may not want a STR in my neighborhood due to high traffic, but renting cottages ST is OK.

Property destruction/ maluse Noise complaints by neighbours Uncontrolled partying Use of property for other purposes than rental

Most short term renters are there for a party with many of there invited guests with little respect for the property or those around them

Noise Garbage on the beach, other areas Larger groups than would typically be present Overloading of infrastructure

Respect for neighbours and the environment

Loss of community responsibility for the family atmosphere, strangers?in our community, excessive noise

Lack of regulation of the rental, no recourse for immediate issues. All the usual issues; noise, more people than is suitable, parking issues lack of respect of neighbours, over use of septic. Overall diminished property values of neighbouring properties.

Traffic, noise

Disrespect of cottages and common beach areas Loud noisy gatherings late at night.

Disturbance, noise, lack of respect for neighbours, negligence of property, littering, dis obeying local bylaws, fireworks....

Irresponsible persons not caring about their surroundings, noise from excessive parties. Garbage left laying around

None most renters behave properly and within regulations

Too loud and too many people

Noise. Mess. Spread of disease.

That some renters wouldn't respect the area

Disruptive drunken behaviour. Vandalism. Theft.

Covid, too many people spreads covid.

Rental to large group interested in partying. We are on a quiet beach and all owners respect it. Renters interested in parties will not respect this

What would your concerns be if a short term rental unit was operating in th...

Noise, inappropriate garbage disposal, unsafe fires, trespassing, security/theft. Concerns are with the nuisance/illegal or unsafe behaviour rather than who is causing it. Some renters are respectful and some cottagers and their guests are not. Safe fires: no fires during fire ban; no beach fires within X distance of bank Trespassing: using cottager stairs or personal beach things kept on personal property (chairs, etc) Security: introducing people an area that isn't well inhabited over the winter.

Excessive noise. Irresponsible/unsafe driving.

we have experienced and the majority are good but some are disrespectful and cause damage to property of the rental and surrounding area.

Noise, pollution

Noise from renters, property damage to neighbouring cottages, environmental damage to beaches and surrounding natural spaces, lack of supervision/oversight by property owners.

From a neighbour's experience I would expect my cottage to be devalued both inside and out. There would also be irate calls from my neighbours late at night at my non-rental house complaint of the noise by the renters. I would also expect to find debris scattered about including broken bottles.

-the owners are not managing/aware of what is happening on the property as they are there when the property is being rented, e.g. noise, disrespect for property in the community, -people staying in the rental do not a a vested interest in the community, e.g. taking care of shared public spaces, noise by-laws, garbage, parties renting in a family community, inappropriate language and vulgar music at loud volumes, excessive drinking, drugs

Waste management and noise abuse

Too much noise and disregard to permanent cottage owners and surroundings. Depending on the rentals agreements, families versus party goers should be okay as long as rules are followed.

So long as its done responsibly it's a nice revenue stream for owners

Noise and no respect for surrounding property owners

Private Occasional Rentals by seasonal Owners is fine and is usually between people who are known to each other. The problems that have arisen in recent years are usually due to owners who have bought property as full time rental property's such as AirBNB and rent to strangers who have no consideration for neighbours and property with no accountability by the actual Owner's.

Air B+B situations ie: being oversold, need limits on the number of occupants, number of vehicles, disposal of refuse after abd during the rentets stay. Noise problems after hours.

No concerns. The owner of the property should be free to do what they like as long as they are not infringing on their neighbours rights - both legal and ethical. Likewise, neighbours should not be able to "shut down" the rights of their neighbours who wish to rent by citing frivolous concerns.

Bringing in too many people and making too much noise. This is not being considerate to the neighbors. The owners need to be available for any complaints. Owners need to know what is going on.

I have no issues with people renting their properties. I would expect the owners to have rules in place that remind their guests to respect the other cottagers/owners around them. If there are issues, then there are local authorities who can be contacted to remedy any situation. There are a number of owners who think that their rules should apply not just to other cottage rentals, but to all cottages (if that makes any sense), regardless of if they are rentals or not. We have enough rules in place as it is. We do not need more regulation.

Noise, disrespect or disregard for the status quo

Over use of resources, environmental and otherwise. Disrespect, loud music, parties and people that do not respect the long time owners space and vacation time.

What would your concerns be if a short term rental unit was operating in th...

People not respecting the property owners on the beach.

Too many people in the rental resulting in noise, potable water use, noise, car traffic and not staying on their property . Also fires too close to vegetation and no consideration of wind carrying spark

Occupancy levels. i.e. multiple families in one rental Renters not being aware of any "unwritten rules" that the owners observe and respect

We have had issues with aggressive dogs and their owners Everyone knows the people and some renters feel a sense of entitlement and do not adhere to the rules. Ie. Garbage pickup is huge issue and renters just put it out when they leave and home owners deal with the mess and the animals it attracts.

Noise at night, respect for other people's property, litter, garbage, trespassing

Bringing a lack of peace to the community. If short term rental is younger groups throwing parties it will create disturbances.

Important that they respect the rental property, neighbouring properties, respect noise bylaws, act appropriately, dispose of garbage properly.

Noise, garbage, destruction

Noise, disrespectful of property, garbage left out

Lack of care (fires not being properly extinguished), noise, disrespect of the environment

would not like it privacy issues!

Primarily irresponsible use of the area, in terms of noise, garbage and other environmental degradation and water safety. Lake Huron is like a wild animal: unpredictable, and I've seen many people along the beach is not taking even reasonable safety precautions. I have rescued two or three people over the years and this puts everyone at risk. Finally, these dwellings and their associated services such as septic tanks are really not designed for constant use by what is almost always a larger crowd of people than the normal family. I am not against renting out ones Cottage to couples or families for a reasonable length of time because their usage would basically mimic the cottage owners usage anyway. But this short term rental idea seems to have nothing but a party mood behind it and doesn't fit with the character of the area

Garbage left any day at the side of the road, as if it will magically be picked up, is my top concern. Owners need to leave their renters ACW garbage tags and inform them that garbage is picked up at 7 a.m. every Monday. My second concern is too much noisy "partying" happening after 10 p.m. at night. Many of us have young children. Finally, my third concern is that the party site is often left with beach fires smouldering (burns to kids running the beach the following morning) and beer bottles/cans left lying on the beach.

noise because it is party time with some renters,of course minor annoying damage which always seem to cost more money than first thought

From experience : disrespect for others and there property. - garbage - noise - invading others space - parking on private property - "exploring" private property - disregard for association rules

Noisy Parties, property damage, littering,

Our second property is a cottage at a beach area. Our concern is overcapacity on our small beach area.

not too many other than so many people use one place at one time making it noisy

Noise, oarties this is a retirement and noise is a prime cincern for us . We also leave our stuff i the beach as this area has always been safe. Not so safe ant more with so many sreangers coming and going

What would your concerns be if a short term rental unit was operating in th...

Parking issues, noise issues, environmental concerns, Over inviting too many guests leads to the above. They also don't understand the environmental concerns of the neighbourhood.

noise late at night, lack of respect for natural environment (inappropriate/unsafe use of fireworks, unsafe campfires or awareness of fire bans, proper disposal of garbage, jet-skis too close to shore, etc.)

-damage to property and community "ambiance " - people who rent do not appear to care about the area or the community...

Traffic increase, increased numbers of strangers in the area, parking on Bogie's Rd, garbage disposal issues, possible noise issues due to parties etc., conflicts with beachfront owners due to their insistence they own the beach area(this is a long standing issue here)

Noise, violence, disregard for others property

The biggest concern is that often times renters do not have the same level of respect for the property or neighbours. They are frequently there to party, let loose, break their own rules. This includes reckless behaviour, leaving garbage in common areas and general "what happens at the cottage, stays at the cottage behaviour" which can mean exhibiting behaviours that they would never entertain in their own homes and communities.

Noise levels and too many people on the septic systems.

Noise, disrespect do neighbourhood properties etc

Noise and overcrowding.

Noise, partying, disrespect

None

Too many people on the beach and too many parties

Mutual respect of neighbours. Respect for natural environment

During this Covid times we really don't appreciate people from large cities entering into our small rural communities. Stay at home, stay safe.

Late night noise, traffic too fast on unfamiliar roads, garbage left out for animals to make a mess of, property values maybe affected

1) More people than stated in our cottage (6 max) which accelerates usage of septic, noise, garbage (which renters ignore the rules stated) parking, and beach usage which often contributes to garbage which is often left on the beach

I have young kids and a rental can bring people who just want to party late into the night. I've also had short term rentals near by who tried to use our property or the things on out property.

Noise and light pollution and disregard for garbage collection rules.

renters that respect vacation property and neighbours, no parties, no loud music, respect lack of parking availability

Disregard for cottage owners and their properties, litter on beach or cottage area, excessive noise after 11 PM, inappropriate language not suitable for families or young children

They do not follow the Cottage Assn rules about, garbage, recycling, noise and beach usage.

What would your concerns be if a short term rental unit was operating in th...

I would be concerned about the septic system (doesn't allow for high usage) and disposal of garbage (we have weekly pick up but if garbage is left out without being in a container then have animals). Noise is also an issue. Sound travels by water.

Noise(have already experienced this with short term renters in our area), garbage(garbage left at the pickup site prior to day of pickup invariably ends up strewn around by scavenging animals), cars and large sleeper campers parked outside of property area,

Noise and liability of the Association for renters who could be injured on common Association property.

Excess noise extra vehicular traffic More use of our quiet beach area in front of our cottage. We realize we do not own the beach but we have had full use of our 200' of frontage for 50 years until last summer

noise and disrespectful of environment

Lack of respect for the property and the neighbours, littering, general noise disruptions, and overcrowding the area are my chief concerns. As what happens with hort term rentals, word gets out of a party place and all sorts of uninvited guests show up and things get out of control, as an extreme example. Also, for my area, stress on resources and environmental impact are very concerning.

Noise, concerns re. safety, security, destruction of property.

Noise, not taking care of the property and area.

I presently have an Air B&B located right beside me at cottage property. Since day 1, it has been a headache. From parties, weddings!, loud music (til 3 in the morning), we have endured it all. Contacting the owner was useless. Finally, at the cottager's request and complaints, the township introduced a noise by-law with just recently increased fines which is all we can hope for at this time.

Noise, parking, septic tank capacity if more people than the property was designed for.

Disruptive behavior and trespassing

Noise and trespassing onto my property.

disrespect of neighbours, neighbourhood, local and regional facilities. Over taxing of septic facilities by excessive number of occupants.

Disregard of other cottage owners, but especially the fact that the rental money collected is never contributed back to the affected cottage owners that don't rent. Yet the extra traffic, wear and tear on the roads, garbage collection fees are not supported by the people that rent their cottages. They pocket the money and contribute nothing extra...it isn't fair as many cottage communities must financially support these issues out of pocket.

Noise violation and not following disposal of garbage protocol.

Renters consume and use. They don't contribute to property maintenance or neighborhood improvement. First hand experience has shown that respect for others property can be absent.

Last minute availability for members of our own family

I do not rent right now but may want to in the future. Picking the right tenants would be key.

Party-animal behaviours, night and day: noise, light pollution, littering, trespassing, foul language, illegal parking, beach fires

End of Report