

Hello Neighbours,

I am the owner of 1 - 1038 Scotch Creek Wharf Road, [REDACTED]. I absolutely love our neighbourhood and community and can not wait to retire here. As many of you know I am currently still working and have children that are still in school. The plan is once we retire and the kids are good on their own, we will live here May - September. I am not in a position to retire quite yet. In order for me to keep this home I have been renting it out for a few weeks in the Summer to help offset some of the costs of the mortgage, taxes, etc. We do pay out of pocket every year for this home despite the rentals, and we are okay with this as it will lead to us retiring there. It is the only way we can do it.

As you know they have changed the rules regarding short term rentals. Our area from my understanding is still able to do it as our community is under 10,000 people. However you still need to have a business license. When speaking with CSRD they informed me that they cannot issue us a business license due to the current zoning. That I have to apply for a temporary use application that will allow me a business license for 3 years. After the 3 years I have to apply again for another 3 years. Once the 6 years have gone by- I will have to apply again- to get it changed permanently to allow the proper zoning to allow a business license. That will allow me to keep renting the home for a few weeks of the year.

As your neighbour I wanted to let you know this was a possibility prior to applying and get your thoughts on this.

As many of you know I take great pride in my home as I do not see it as a rental but as my home. I thoroughly interview the tenants prior to coming to make sure they are not celebrating anything like a bachelorette party, etc. as they are not welcome. I do not allow more than 9 guests at a time. Most of my tenants at this point are repeat tenants that I have found to leave the home in great condition, and be respectful of my neighbours. I ask the tenants to not park in the street, to drive slow, to be mindful.

At times where they are not behaving the way they should ----- I pride myself on resolving the problem promptly as to keep my neighbours happy.

When applying for the temporary use application the CSRD is going to ask if the neighbours are for it or against it. They said this wont necessarily determine if I will get approved or not. But obviously it will help if my neighbours in my strata are for it. And I want to make sure you guys are happy as I am hoping to spend many more years with you as my neighbours.

I wanted to reach out before hand - before applying - to ask if you, my neighbour, have any concerns or questions that I can answer, or if you are for this application or against it?

Please email me at [REDACTED] or call me at [REDACTED] if you would like to discuss any of this further. And or reply to this email just letting me know your thoughts.

I really appreciate any time spent on this matter.

Thank you,

[REDACTED]

From: [REDACTED]
Subject: Lot#1
Date: March 21, 2024 at 8:56 AM
To: [REDACTED]



Good morning [REDACTED],

Sorry to hear you are going through this with the new rules. As you know we have never experienced any issues with any of your guests and have actually enjoyed seeing some of your repeat guests. You do a great job screening them all. Hopefully these new guidelines do not put you in a situation where you would have to sell.

We look forward to many years ahead with you and your family.

Hope the best for you all,

[REDACTED]
Lot#

Sent from my iPhone

From: [REDACTED]
Subject: Short Term Rental
Date: March 16, 2024 at 9:45 PM
To: [REDACTED]



Hi Laurissa, we have no problem with you continuing to rent out. As you say, your renters appear to be respectful, which is appreciated.

[REDACTED]
Lot [REDACTED]

From: [REDACTED]
Subject: Re: Short Term Rental
Date: March 17, 2024 at 11:28 AM
To: [REDACTED]
Bcc: [REDACTED]



[REDACTED]

I appreciate this and your support. I hope this works out and I can continue to do so. Thank you so much,

[REDACTED]

On Mar 16, 2024, at 9:45 PM, [REDACTED] wrote:

Hi [REDACTED] we have no problem with you continuing to rent out. As you say, your renters appear to be respectful, which is appreciated.

[REDACTED]
Lo [REDACTED]