

Sandy Hook Community Association

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 February 23, 2004

The District of Sechelt
2nd Floor, 5797 Cowrie Street
PO Box 129, Sechelt, BC
V0N 3A0

Attention: Mr. B. Brown, Administrator

Re: Short Term Rental Focus Group Report

Dear Sir,

On behalf of our membership, the Board of our Association wishes to thank the District for the opportunity to comment on the referenced report and, in due course, on the proposed bylaws once they have been drafted. We sincerely hope that our input will assist in the drafting of those bylaws and thereby contribute to an acceptable level of comfort for our residents.

As a community association we were clearly told by our membership that they were not in favour of this business activity in single family residential zones and communities. That position has not changed but we recognize that a contrary decision has been made by the District resulting in the report by the Focus Group.

In the Addendum following we have addressed some of the three Zoning Bylaw changes and some of the 12 Business License changes. Where we have elected not to comment on an item it is because we feel that the point is well explained in the report or that the item is best left for legal work and further detailed interpretation.

Notwithstanding, members of our Board, after lengthy discussion, feel strongly that there are two additional subjects that require further consideration. These are the COMPLAINT PROCESS and the DENSITY AND SEPARATION issue.

COMPLAINT PROCESS - Throughout the report there is an impression that any complaint process would be from an offended resident directly to the owner or manager of the short-term rental. This is shown in references to signage and notices to neighbours. We do not feel there should be such confrontations with the potential for extreme unpleasantness.

There should be, in our view, a "complaint centre" available 24/7 for residents to contact and have their short-term rental problems acted upon promptly. This may require additional 'Bylaw Officer' resources and we believe that the fees for short-term rental licenses should be set to cover this extra expense to the community.

DENSITY AND SEPARATION – Residents who have experienced the presence of illegal, unregulated short-term rentals have expressed grave concerns with the failure of the report to address this issue. We recognize that the Focus Group struggled with this as set out on page 4 and 5 of the report but we ask that the District and Council again review this matter. Some members have been exposed to what they see as a disastrous potential for being surrounded by short-term rentals with the complete loss of any neighbourhood ambience. Also the

commercialization and the problems with the frequent transient nature of the renters are frightening to many of our residents.

We sincerely hope that our contribution is found to be of value and that it will be taken into full consideration in the drafting and finalization of the applicable regulations or bylaws.

Thank you very much,

SANDY HOOK COMMUNITY ASSOCIATION

Per:

Gray Waddell
President

ADDENDUM – Comments on certain specific Bylaws and License issues as identified by the comparable numbers in the report of the Focus Group.

Zoning Bylaw

1. **Signage:** An approval process should be established to address format, standardization, maintenance and placement of the signs.
It is felt that improper signage can have a very bad visual impact on a community so some control beyond the few criteria in the bylaw is needed.
2. **Parking:** Include a requirement that the prescribed stalls be entirely on private property and the owner require the guests to use the stalls for all of their vehicle and trailer parking.

Business License Bylaw

2. **Application Procedure:**
 - a. The language must be clear that ‘inspections’ are REQUIRED before any license is issued or renewed.
 - b. We must express serious community concern on the issue of sewage disposal standards and ask that this matter be thoroughly and carefully addressed to remove any chance of inadequate or obsolete or malfunctioning systems being used. This issue is obviously only applicable to those residences not on the municipal sewer system.
2. **Performance Bond:** The bond itself is not a concern but the provision of “funding to enforce” is. No matter what procedure is adopted we feel there should be a mechanism to provide adequate enforcement funding, particularly in light of our special Complaint item in the main letter, above.
3. **Notification, etc.:** “The goal” set by the Focus Group is of particular concern and interest to us. In order to “parallel the role” of a B&B, specific rules must be set regarding the proximity of the owner or agent and availability on a 24/7 basis. Our special Complaint item also speaks to this.
6. **Procedure for License Inspector to cancel:** We trust that the ability to cancel or suspend will be linked to other District Bylaws which may be breached e.g. noise, etc.
10. **Management of no more than two properties:** We wish to see the term “properties” defined so as to add clarity as to what two properties are involved AND we also wish to see a clear and fair definition of a neighbourhood.