



STAFF REPORT

April 21st, 2007

File No.: **GB-TUP-2007.2 (Pink)**

To: Gabriola Island Local Trust Committee

From: Rachel Harrison

Cc: David Marlor, Regional Planning Manager

Re: **Proposed Temporary Use Permit for Lot 5, Plan 45781, Section 18, Gabriola Island**

Owner: Thomas and Jeffery Pink

Applicant: Gabriola Island Local Trust Committee

Location: 1160 Strand Road

Legal: Lot 5, Section 18, Nanaimo District, Gabriola Island, Plan 45781

Preliminary Report:

Final Report:

THE PROPOSAL:

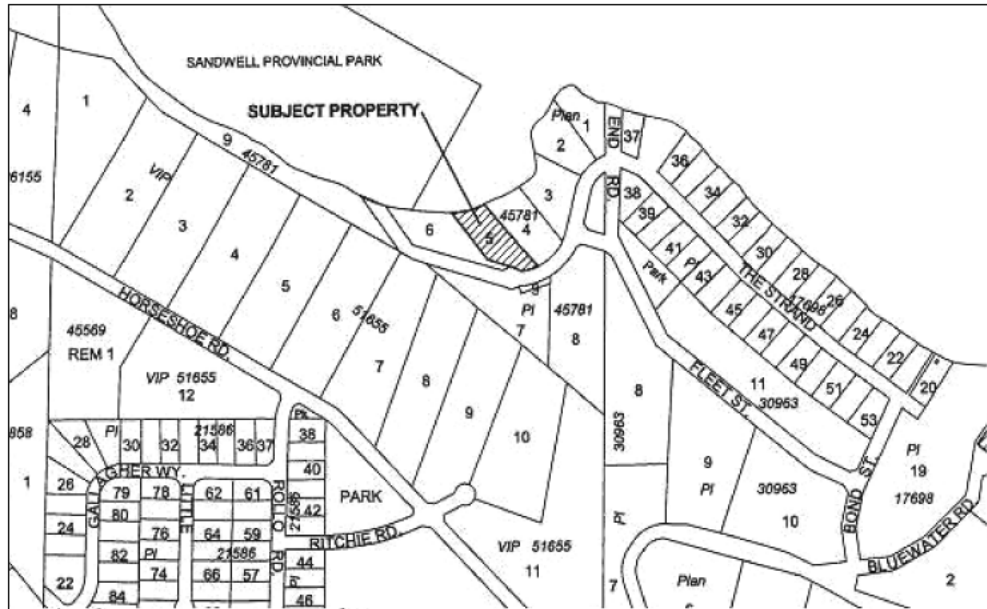
The applicant would like to receive a Temporary Use Permit (TUP), as permitted under Section 3.8 of the Official Community Plan, to permit the owner to operate a commercial vacation rental on their property. The applicant would like to rent their residence to a maximum of 6 paying guests during the summer months. In the past the applicant has rented out their residence.

Issuance of a TUP permit is authorized under the Section 920.2 of the *Local Government Act* which permits the designation of TUP sites in an Official Community Plan or a Land Use Bylaw.

SUBJECT AND SITE CONTEXT AREA:

The subject property is an approximately 0.607 hectares (1.498 acres) lot that is zoned Small Rural Residential (SRR) (See Schedule A). There is a residential dwelling and garage/studio on the property. The lot is an ocean front property. The neighbours to the east and west are zoned SRR. Across from Strand Road, the neighbours are zoned Large Rural Residential (LRR).

Schedule A



CURRENT PLANNING STATUS OF SUBJECT LANDS:

The Trust Committee may issue a permit that allows commercial activities to take place under the conditions specified in the permit, including the posting of a security to ensure compliance with the terms of the permit. Under a TUP the specified uses may be carried out for a period of up to two years and the permit may be renewed for up to a further two years. Issuance of a TUP should not be interpreted as eventually leading to permanent zoning.

Trust Policy Statement:

The following Islands Trust Policy Statements supports consideration for the issuance of TUPs.

5.7 Economic Opportunities

- 5.7.1 Trust Council holds that economic opportunities should be compatible with conservation of resources and protection of community character.
- 5.7.2 Local trust committees and, where applicable, municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities compatible with conservation of resources and protection of community character.

Official Community Plan:

The objectives of TUPs in the Official Community Plan is to:

- allow for certain types of commercial and/or industrial uses to be located in the planning area which may by the nature of the proposed activity, be deemed to be a temporary and not a permanent use; and
- to ensure that the integrity of an existing neighbourhood would not be adversely disrupted should an application for a temporary commercial or industrial uses permit be approved.

The Official Community Plan states that TUPs may be issued for commercial vacation rentals within areas designated on Schedule B as 'Small Rural Residential', 'Large Rural Residential', 'Forestry', 'Agriculture' or 'Resource'.

Conditions of the TUP:

Under section 3.8 in the OCP, issuance of a TUP is subject to the following conditions:

- a) the owner or an operations manager should be required to reside on Gabriola Island and a condition of the permit should require that the owner or operations manager be available by telephone 24 hours/day, seven days per week;

This condition is included in the permit. The operational manager, Lee Aldis, or their delegate will be available by telephone 24 hours/day, seven days per week at (250) 247-8786.

- b) the owners or operations manager must provide neighbours within a 100 metres radius of the vacation rental with the manager's phone number, and a copy of the temporary use permit;

This condition is included in the permit.

- c) the landowner posts for guests information on noise bylaws, water conservation, fire safety, storage of garbage, septic field location, and control of pets (if pets are permitted).

This condition is included in the permit. The information that the applicant intends to post should be required by the LTC.

- d) the owner must provide accommodation for a minimum of two vehicles on the property;

The site plan provided in the application indicates that there is adequate space to accommodate a minimum of two vehicles on the property.

- e) the maximum number of people that can stay is limited to two guests per bedroom;

This condition is included in the permit.

- f) the number of bedrooms is limited to:

- a maximum of 3 on lots smaller than 2.0 hectares; and
- a maximum of 4 on lots of 2.0 hectares or larger;

The applicant's property is 0.607 hectares and thus limited to a maximum of 3 bedrooms. The OCP suggests a maximum number of 2 guests per bedroom, so the TUP is for a total of 6 paying guests.

- g) the owners are restricted to the maximum number of signs advertising the commercial vacation rental to one sign, with a maximum area of 0.3 square metres, be made of wood and not illuminated;

This condition is included in the permit.

- h) the owners are prohibited from renting or providing motorized personal watercraft to rental clients;

This condition is included in the permit.

- i) recreational vehicles or camping are prohibited;

This condition is included in the permit.

- j) the TUP application requirements as outlined in Schedule "B"; and

See requirements and compliancy bellow.

OCP Guidelines:

Section 3.8 Temporary Commercial and Light Industrial Use Permits, lists a set of requirements subject to the issuance of a temporary use permit for a commercial vacation rental. The owners application has been reviewed for these required items.

Schedule B

Item	Submitted	Compliant	Comments
Approval of the Agricultural Land Commission if the parcel is in the Agricultural Land Reserve.	N/A		Not in Agricultural Land Reserve.
A water supply plan, for example, describing that water will be provided using water on site and not bulk water sales and describing their conservation plan. Required by LTC resolution dated April 19 th , 2007	No	No	A water supply plan has not been submitted.
Provide a professional assessment of current well flow rate. This rate for the duration of the permit must amount to 227 litres per paying guest.	Yes	Yes	At a maximum of 6 guests, the applicant is required to generate 1,362 gallons/day. A survey conducted by J.C. Plumbing and Heating Ltd., on July 11, 2006, indicates that the well's flow rate is at 14 gallons/minute or 3,456 gallons/day.
Documentation from a qualified professional stating that the septic tank is working properly (either meets current VIHA standards or standards at the time the residence was built) and is capable of supporting proposed capacity loads.	Yes	Yes	Island Septic Services serviced the owner's septic tank in March, 2005. A written statement indicates that that septic system is of sufficient size to service the 4 bedroom house. During this same visit, they pumped out the septic tank.
Proof of occupancy permit. If the residence was built prior to when the Regional District of Naniamo started issuing occupancy permits in December 1, 1974, the applicant must submit written documentation from a qualified building inspector stating that residence meets the current building code.	Yes	Yes	On March 10, 1997, the owners received an Occupancy Permit from the Regional District of Nanimo.
Written proof from qualified professional that dwelling meets the fire code.	Yes	Yes	An inspection conducted by Chief Rick Jackson from the Gabriola Fire Department on

			March 22, 2007. The report requires the following items to meet the fire code: a fire extinguisher in the kitchen, a fire extinguisher on the second floor, and smoke detectors in all bedrooms. Following this report, the applicant sent photographs to prove that all three items listed above were installed.
Proof that the property is able to accommodate a minimum of two vehicles.	Yes	Yes	A site plan of the property indicates that there is enough room to accommodate two vehicles.
Meets the Development Permit Area guidelines.	N/A		Not in Development Permit Area.
Scaled site plan showing the location and dimensions of the principal dwelling unit, accessory buildings, other structures, and septic field location, and the distances between the principle dwelling (rental dwelling) and lot lines.	Yes	Yes	The dwelling and accessory buildings are properly sited and comply with the LUB. The applicant submitted a plan with the location of the septic field.

Role of the Local Trust Committee:

The OCP states that it is responsibility for the Local Trust Committee to consider a) the cumulative effects of TUP on the neighbourhood and island, b) the potential for the TUP to alter the residential appearance of the neighbourhood, and c) possible measures required to mitigate and address neighbourhood concerns (e.g. screening, fencing, etc.).

Land Use Bylaw:

For the owner to obtain a TUP, the property must comply with zoning designation and Development Permit Area criteria as outlined in the LUB. The applicant's property, which is zoned SRR, meets the bylaw requirements.

Development Permit Area:

According to Schedule C in the OCP, the applicant's property is not located in a Development Permit Area.

Covenants:

There are no covenants on this property.

Environmentally Sensitive Areas:

The property is not located in an Environmentally Sensitive Area.

Archaeological Sites:

According to Remote Access to Archaeological Data (RAAD), there is an archaeological site on the subject's property (Appendix 10). Although the owner is not applying to build, construct or alter the property in any way, the applicant must send a copy of this staff report to the Snuneymuxw First Nations for their comment on the archaeological site.

RESULTS OF CIRCULATION:

Under section 921 of the Local Government Act, neighbours must be notified of the TUP and free to comment on the application. The application was circulated to property owners within 100 metre radius of the applicant's property beginning on March 26th and continuing up until April 13th, 2007. Staff received two submissions, one which supported and one which opposed the issuance of the TUP.

Stephen Pink commented on the Pink's good judgement and well managed property. Robert Sweet pointed to the potential for TUPs to affect the quality of life for residents/neighbours. He suggested drafting bylaws that prohibit less than 30-day stays (as on Salt Spring Island). Mr. Sweet was concerned that there is no assurance that noise would not disrupt neighbours. He was also afraid that increased water consumption to accommodate the renters could diminish water levels on Gabriola Island which are already low during the summer months.

Four letters written by the public were submitted that addressed some general concerns towards TUPs. The first letter, by Lynne Young remarked that all three applications are in one residential area. She was also concerned about the potential impact of TUPs on full time property owners, beach or property fires, and excessive water use. There were two letters submitted by Barrie Innes. She observed that all three applications fall within one small, single family area, and that the septic inspections on the properties were done on the basis of a single family use and not a commercial use. A letter submitted by Mr. and Mrs. Connor stated that they were concerned to see all three applications in one residential area. They also pointed out that two of the applicant's water flow tests were conducted in 1971. Vic and Phyllis Fafard also submitted a letter indicating their concern over water use and salt water intrusion, noise nuisance, and the potential for renters to be careless about fires, managing their pets, taking proper care of the septic system, and protecting the local flora and fauna.

A notice was also published in *The Sounder* on April 9th.

STAFF COMMENTS:

This application for a Temporary Use Permit meets all of the required approval items; however, Staff requires one outstanding pieces of documentation: a water supply plan. A report from the Gabriola Fire Chief regarding fire code standards has since been addressed by the owner. Photographs submitted to Staff indicate that the owners have installed a fire extinguisher in the kitchen, a fire extinguisher on the second floor, and smoke detectors in all bedrooms.

It is the responsibility of the Local Trust Committee to consider the effects of the TUP on the neighbourhood and to address neighbour concerns. On Gabriola, the use of Temporary Use Permits is a new requirement under the OCP, so at this time, it is difficult to measure the cumulative effects of this application. Currently, two other TUP applications located in the same area are also being considered. These TUPs could have an impact on the neighbourhood; however all three TUPs are relatively small scale. They are the only legal rentals on Gabriola and all of the applicants have previously operated as rentals without complaints. Neighbours also had the opportunity to comment on the TUP application. Beyond the four general letters that were submitted regarding TUPs, two submissions were received, one in support and one in opposition for the permit approval.

It is also difficult to asses the impact of the commercial vacation rental on water resources and septic usage. Although there may be more renters on the property during an individual stay, it is likely that during the year, this property will be occupied fewer days than if it were habited by a permanent resident. This would result in lower resource demands. The applicant has also provided a water supply plan which **includes XYZ**. Staff feels that these measures are adequate to help minimize water consumption.

Staff has created a map of all the current TUPs on Gabriola (Appendix 11). Future applications should be added to this map to keep track of the number and concentration of permits on Gabriola Island.

RECOMMENDATIONS:

That GB-TUP-2007.2 (Pink) be approved.

Respectfully submitted by:

Rachel Harrison
Planner 1

April 21,2007
Date

David Marlor
**Regional Planning
Manager**

April 21,2007
Date

Attachments:

1. Notice
2. Permit
3. Newspaper notification
4. Subject's property
5. Septic report
6. Water supply documentation
7. Occupancy permit
8. Fire Code inspection report and follow-up letter from applicant
9. Notification submission
10. RAAD archeological site map

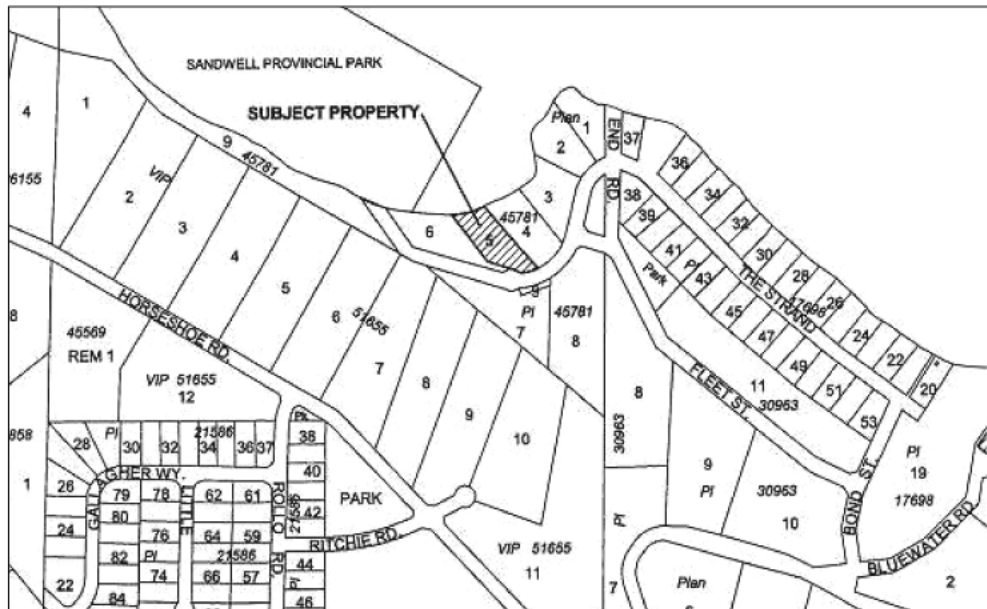
11. TUPs on Gabriola Island



**NOTICE
GABRIOLA ISLAND LOCAL TRUST COMMITTEE
TEMPORARY USE PERMIT
GB-TUP-2007.2 (Pink)**

NOTICE is hereby given that the Gabriola Island Local Trust Committee will be considering a resolution allowing the issuance of a Temporary Use Permit, pursuant to Section 921 of the *Local Government Act*. The purpose of this Permit is to permit the owner to operate a commercial vacation rental on a property legally described as Lot 5, Plan 45781, Section 18, Gabriola Island, Nanaimo District, B.C.

The general location of the subject area is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 – 1627 Fort Street, Victoria, B.C., between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday inclusive, excluding Statutory Holidays, commencing Monday, March 26, 2007 and continuing up to and including Friday, April 13, 2007.

For the convenience of the public only, and not to satisfy Section 922(5) (c) of the *Local Government Act*, additional copies of the proposed permit may be inspected at the following notice boards: Islands Trust Northern Office, 700 North Road, Gabriola, B.C., commencing Monday, March 26, 2007.

Also, attached for your convenience is a copy of the proposed permit.

If you have any questions or comments regarding the proposed permit, please contact the Planner, Rachel Harrison, at (250) 405-5151; for Toll Free Access, request a transfer via Service BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867, or fax (250) 405-5155, before 4:30 p.m., Friday, April 13, 2007. The Gabriola Island Local Trust Committee will consider the issuance of the permit at the Local Trust Committee Meeting to be held at 12:00

Noon on Thursday, April 19, 2007, in the Agricultural Hall, 465 South Road, Gabriola Island, B.C.

Those persons who choose to make their written submissions by email prior to the time and date provided above should be aware the risk that an email is not received lies with the sender. Email submissions should be sent to: northinfo@islandstrust.bc.ca.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

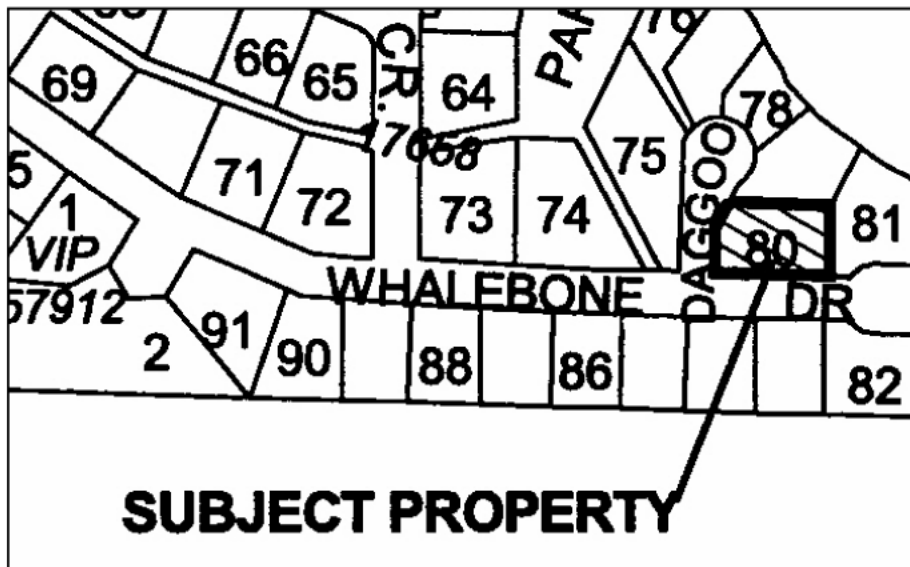
Georgina Swayze, Deputy Secretary



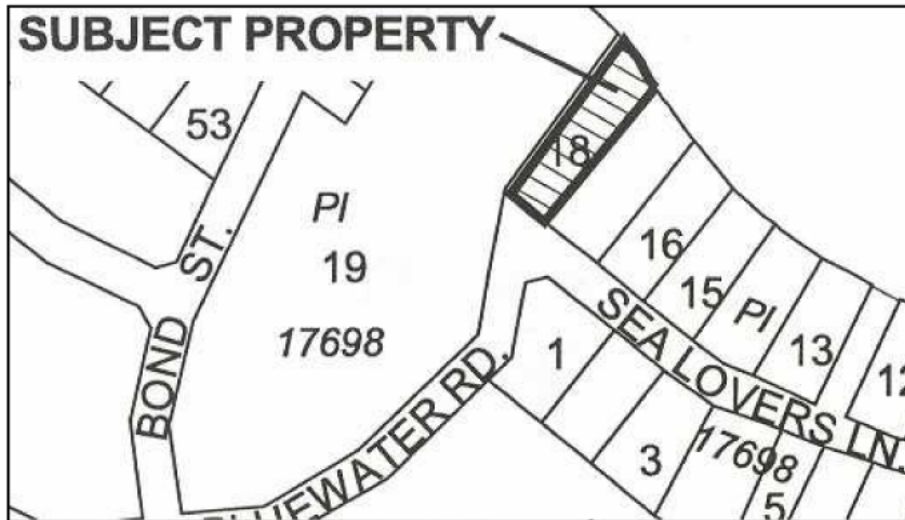
NOTICE
GABRIOLA ISLAND LOCAL TRUST COMMITTEE
TEMPORARY USE PERMIT
GB-TUP-2006.1 (Boysen) GB-TUP-2006.2 (Eberdt) GB-TUP-2007.2 (Pink)

NOTICE is hereby given that the Gabriola Island Local Trust Committee will be considering a resolution allowing the issuance of three (3) Temporary Use Permits, pursuant to Section 921 of the *Local Government Act*. The purpose of these Permits are to permit the owners to operate a commercial vacation rental on their property. The properties of the applicants are legally described as:

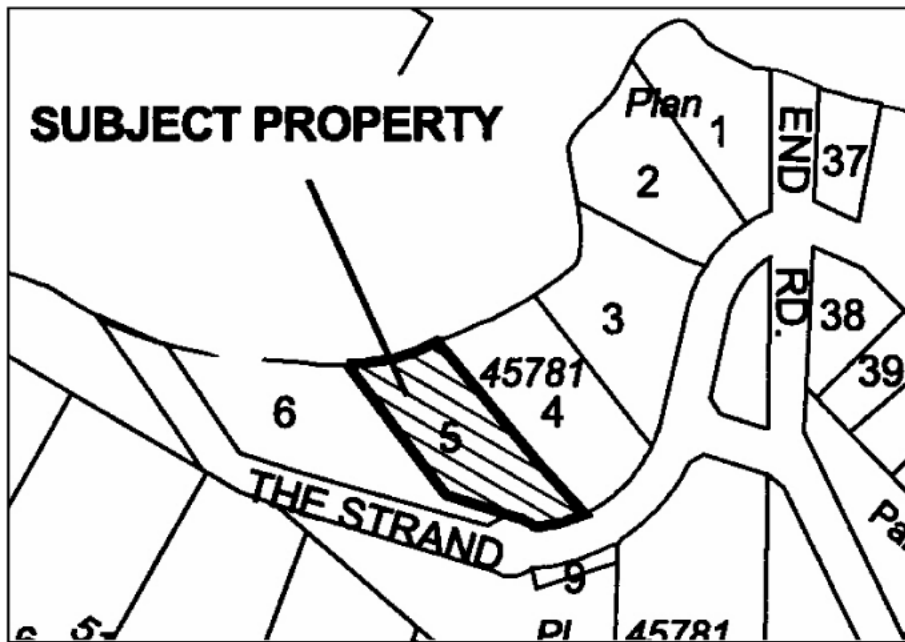
1. **880 Daggoo Place:** Lot 80, Plan 17658, Section 31, Gabriola Island, Nanaimo District, B.C.



2. **1336 Sea Lovers Lane:** Lot 18, Plan 17698, Section 18, Gabriola Island, Nanaimo District, B.C.



3. **1160 Strand Road:** Lot 5, Plan 45781, Section 18, Gabriola Island, Nanaimo District, B.C.



A copy of the proposed permits may be inspected at the Islands Trust Office, 200 – 1627 Fort Street, Victoria, B.C., between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday inclusive, excluding Statutory Holidays, commencing Monday, March 26, 2007 and continuing up to and including Friday, April 13, 2007.

For the convenience of the public only, and not to satisfy Section 922(5) (c) of the *Local Government Act*, additional copies of the proposed permit may be inspected at the following notice boards: Islands Trust Northern Office, 700 North Road, Gabriola Island, B.C. commencing Monday, March 26, 2007.

If you have any questions or comments regarding the proposed permit, please contact the Planner, Rachel Harrison, at (250) 405-5151; for Toll Free Access, request a transfer via

Service BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867, or fax (250) 405-5155, before 4:30 p.m., Friday, April 13, 2007. The Gabriola Island Local Trust Committee will consider the issuance of the permit at the Local Trust Committee Meeting to be held at 12:00 Noon on Thursday, April 19, 2007, in the Agricultural Hall, 465 South Road, Gabriola Island, B.C.

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All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Georgina Swayze, Deputy Secretary

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
TEMPORARY USE PERMIT
GB-TUP-2007.2 (Pink)**

1160 Strand Road

To: Thomas and Jeffery Pink

1. This Permit applies to the land described below:

Lot 5, Plan 45781, Section 18, Gabriola Island, Nanaimo District, B.C.
shown on Schedule "A", which is attached to and forms part of this Permit.

2. This Permit is issued for the purpose of permitting the owner to operate a commercial vacation rental on their property and is subject to the following conditions:

- a) the operational manager, Lee Aldis, or their delegate, will be available by telephone 24 hours/day, seven days per week at (250) 247-8786;
- b) the owners or operations manager must provide neighbours within a 100 metres radius of the vacation rental with the manager's phone number, and a copy of the temporary use permit;
- c) the landowner posts for guests information on noise bylaws, water conservation, fire safety, storage of garbage, septic field location, and control of pets (if pets are permitted). The information that the applicant intends to post must be submitted to the LTC;
- d) the owner must not alter the exterior appearance of the residence nor remove any existing vegetative screening;
- e) the owner must provide accommodation for a minimum of two vehicles on the property;
- f) the owners are restricted to the maximum number of signs advertising the commercial vacation rental to one sign, with a maximum area of 0.3 square metres, be made of wood and not illuminated;
- g) the owners are prohibited from renting or providing motorized personal watercraft to rental clients;
- h) the maximum number of guests is limited to 2 persons per bedroom;
- i) the number of bedrooms is limited to a maximum of 3;
- j) recreational vehicles or camping are prohibited; and
- k) the holder of the Permit, landowner, manager, or management company will be held accountable for any violation of the conditions of this Permit. The Islands Trust Bylaw Investigations Officer may enter the property between the hours of 9:00 am and 5:00 pm on any day without prior consultation with the holder of the Permit; landowner, manager, management company or commercial vacation renter for the purpose of investigating a complaint.

3. This Permit is valid for a period of two years from the date of the authorizing resolution.

4. This is not a Building Permit, nor does it relieve the Permittee from the need to secure all other approvals necessary for the proposed development.

**AUTHORIZING RESOLUTION PASSED BY THE GABRIOLA ISLAND LOCAL TRUST
COMMITTEE THIS ____ DAY OF ____.**

Deputy Secretary, Islands Trust

Date Issued

APPENDIX 5

**Island Septic Service
C/O 516 Hecate Street
Nanaimo, B.C. V9R 4K2**

Mr. T. Pink
3100 Uplands Road
Victoria, B.C. V8R 6B5

Re: 1160 The Strand Road, Gabriola Island, B.C.

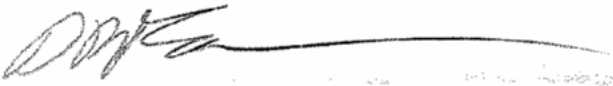
Dear Mr. Pink:

Further to your request, I am writing in regard to the septic system that services your home at the above address.

In March 2005 we attended the dwelling and inspected the septic tank, which lies under the lawn at the south east corner of the home. The tank has an 1100 gallon capacity, which is of sufficient size to service the existing four bedroom house.

The tank's chambers were cleaned and vacuumed out at this time. I trust this information is what you require.

Sincerely,



Island Septic Service

No warranties or guarantees
expressed, written, or implied.

APPENDIX 6



J.C. Plumbing and Heating Ltd.

1200 Cowan Street, North Vancouver, B.C. V7L 1M8 Telephone: (604) 987-8884

2960 McDonald Road, Gabriola Island, B. C. V0R 1X7 (250) 247-7574

Tom Pink,
3100 Uplands Road,
Victoria, B.C. V8R 6B5

July 11, 2006

Re: 1160 The Strand, Gabriola Island

This letter is to confirm our conversation of June 23rd this year, regarding your well.

On July 15, 2005, during deep well pump replacement, we checked the status of your water supply. The well is 127 feet deep. The static level is at 8 feet and the pumping level is at 119 feet. The gallons per minute is estimated at 14.

It should be noted that the weather had been quite warm for some time and I feel that there is plenty of water for your needs.

Regards,

A handwritten signature in black ink, appearing to read 'Peter Phinney', is written over a horizontal line. The signature is fluid and cursive.

Peter Phinney

APPENDIX 7

RDN REGIONAL DISTRICT OF NANAIMO
BUILDING INSPECTION SERVICES

OCCUPANCY PERMIT M 7985

Pursuant to the requirements of the Building bylaws of the Regional District of Nanaimo permission is hereby granted to occupy the described building subject to the following limitations:

Street Address: 1160 THE STRAND

Legal Description: LOT 5, SEC 18, PL. A5781
NANAIMO L.D.

Class of Occupancy: SINGLE FAMILY DWELLING

Building Permit Number: 20085

IMPORTANT NOTICE

The occupancy approved under this permit refers only to structural and plumbing components of the above building permit(s). and such occupancy is permitted as of the date shown. This permit is not a warranty that the subject building or any part of the building complies with all Regional and Provincial regulations covering zoning and building construction or that the building or any part of the building is without defect. Conformity to all regulations is the responsibility of the owner. Owners are reminded that a new **OCCUPANCY PERMIT** is required prior to change in **CLASS OF OCCUPANCY**.

07.03.10 Date

[Signature] Building Inspector

This CERTIFICATE must be affixed to a conspicuous and permanent place in the said building and shall not be removed.

BP 264.2010

APPENDIX 8

GABRIOLA VOLUNTEER FIRE DEPARTMENT
Box 89
Gabriola, B.C.,
VOR 1X0

Telephone: (250) 247-9677 Fax: (250) 247-9850 Email: gabfire@shaw.ca

March 22, 2007

Mr. T. Pink
3100 Upland Road
Victoria, B.C.
V8R 6V5

Dear Mr. Pink:

Thank you for providing access to your establishment for the purpose of a Fire and Life Safety Inspection.

- Fire extinguisher needed in kitchen.
- Fire extinguisher needed on second floor.
- Smoke detectors required in all bedrooms.

Excellent housekeeping, no other problems noted.

Yours truly,



Mr. Rick Jackson,
Fire Chief

RDJ:pm

Attention: Rick Jackson, Fire Chief

I received your letter of March 22nd requesting additional fire requirements for our home at 1160 Strand Road.

On the Easter weekend Tom and I took up two 5 lbs. fire extinguishers and mounted them as requested. We also installed smoke detectors in all bedrooms. I have attached pictures so that you can see the placement of these.

If you require access to the home for added verification, please feel free to call Lee Aldis at 247-8786. Thank you for your attention to this matter.

Regards,
Joan Pink
(250) 595-5850
jpink@shaw.ca



Easter - Gabriola - Boat School Launch & Easter - Gabriola - Boat School Launch & Easter - Gabriola - Boat School Launch & Easter - Gabriola - Boat School Launch &

APPENDIX 9

Becky McErlean

From: SPink [cpink@telus.net]
Sent: Thursday, March 29, 2007 9:49 PM
To: northinfo
Subject: GB-TUP-2007.2 (Pink)

Attn; Rachel Harrison and/or Georgina Swayze or to whom it may concern at the Islands Trust;

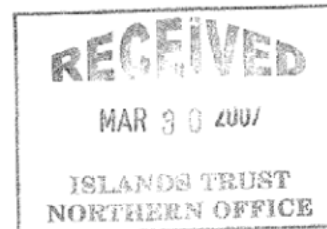
I own a property at 1175 The Strand Road on Gabriola Island so I am an across the street neighbour of this application.

I am definately in favor of their application, I have no problems or concerns with it whatsoever.

They are good neighbours and keep their property in good shape.

I respect their judgement in being responsible permit operators.

Thankyou,
Stephen Pink
1175 The Strand Road
Gabriola Island, BC
#250-247-0002



April 8, 2007

Rachel Harrison, Planner
Islands Trust
northinfo@islandstrust.bc.ca

Dear Ms Harrison,

I wish to respond to application GB-TUP-2007 (Pink) for a temporary use permit that would allow the owner to operate a commercial vacation rental property.

We own property number 7 across the street and intend building a home on the property in the near future. I certainly would object to a stand-alone vacation rental (STVR) property in that area.

I have followed the debate on STVR's in the *Gabriola Sounder* and in the *Gulf Islands Driftwood*. I find the arguments of those promoting more commercialization not to be persuasive. For example, I have read realtor Paul West's proposal that increasing

tourist accommodation – including STVR's -- is an economic necessity. This debate seems in need of more detailed research – for example, what proportion of store and restaurant revenue is derived from day-trippers as opposed to those staying overnight? In any event, residents already rent their houses under the minimum 30 day regulation. STVR's are a more intensive form of rental. The GB-TUP-2007 (Pink) proposal would see up to 6 people accommodated at any one time, presumably for periods less than 30 days. Heavy tourism may serve the interests of real estate investors and some entrepreneurs but it hardly improves the quality of life for residents.

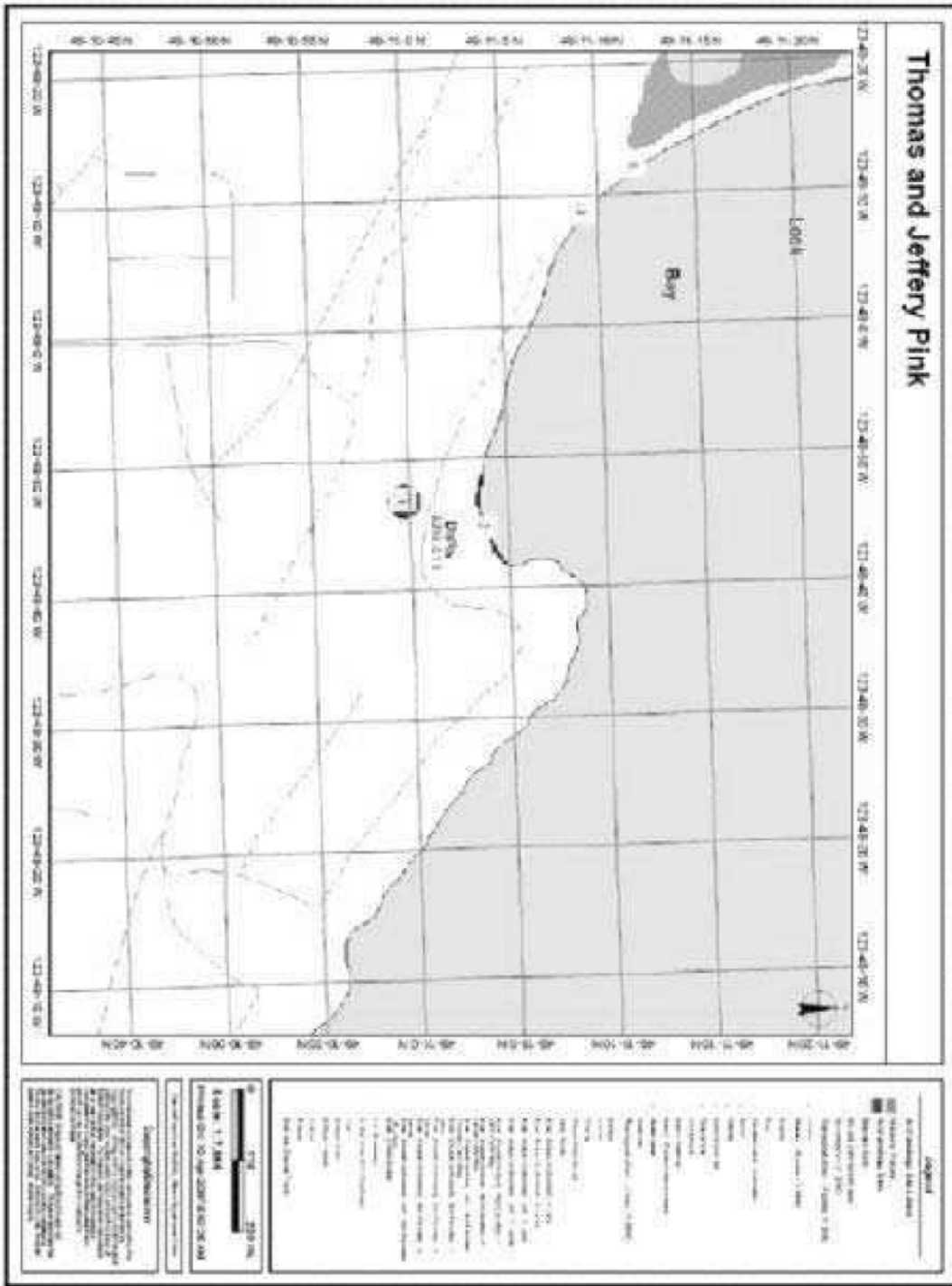
I think the example of Salt Spring is instructive. They appear to have decided to regulate tourism through existing bylaws that prohibit less than 30-day stays. In their view, this will allow a level of tourism that accommodates the quality-of-life needs of the residents and, at the same time, benefit local economic concerns and interests (*Sounder*, Tuesday, April 26, 2006).

I have more specific concerns about the TUP proposal. First, there is no assurance that noise from high-use, short-term rental STVR's would not create problems for the neighbourhood. Secondly, accommodating up to 6 individuals on a single property during the tourist season could significantly increase water consumption on an island that suffers from a general lack of water in the Summer. I don't know empirically whether high water usage by STVR's would have especially severe consequences for those living in the immediate area but it is a potential concern. Related, comparative arguments that short-term rentals wouldn't consume as much water as a full-year resident miss the point that Gabriola is primarily a residential rather than a tourist area.

Thank you,

Robert Sweet
2885 Sunnyside Road
Anmore, B.C.
V3H 4Y7

APPENDIX 10



DhRw-2

Site Type: PRECONTACT, Ceremonial/Religious Feature, Rock Art, Petroglyph
PRECONTACT, Cultural Material, Subsurface, Shell Midden
Site Dimensions: Width: 10 Length: 150

APPENDIX 11

