

From: Eric Greenius [REDACTED]
Sent: Friday, March 1, 2024 3:17 PM
To: northinfo
Subject: TUP Application GB-TUP-2023.5
Attachments: 868 Chichester Rd. Gabriola.pdf

To the Gabriola Island Local Trust Committee:

We would like to submit this letter for posting under 'Public Correspondence' with regards to the Temporary Use Permit Application GB-TUP-2023.5 for 868 Chichester Road.

Thank you,
Judy Greenius

To: northinfo@islandstrust.bc.ca

Date: March 1, 2024

Subject: Temporary Use Permit Application for a Short Term Rental at
868 Chichester Road West, Gabriola Island, B.C.
Application No. GB-TUP-2023.5

We are the family co-owners of [REDACTED] Three of us also own a home at [REDACTED] which is only accessible from Chichester Road. Both our properties are in close proximity to 868 Chichester, specifically kitty corner and next door. Although we would like to be friendly and accommodating neighbours, we oppose the application for a TUP for a Short Term Rental for the reasons listed below:

- The neighbourhood surrounding the property In question is comprised of smaller, single family homes, not intended (or currently zoned) for a commercial enterprise such as a short-term rental property. The house itself is very large and could accommodate multiple families wishing to rent together which would generate excessive noise and congestion, impacting their neighbours' right to peaceful enjoyment of their properties.
- Camp Miriam, a long established children's holiday camp accommodating a substantial number of children, already exists in the neighbourhood. The camp, not surprisingly, generates considerable noise although the onsite staff make every effort to keep excess noise limited at night. Our two properties are in close proximity to the Camp and we have 'tolerated' the noise, understanding that these are city children enjoying an Island experience away from home. We are concerned about the lack of onsite supervision at the short term rental property to control excessive activity and noise level for what could be multiple family bookings. We feel it is unreasonable to have to tolerate noise from Camp Miriam to one side of our property and directly behind us, and a commercial short-term rental house on the other. This is particularly an issue for our cabin at [REDACTED] being within 25 ft. of the 868 Chichester Road property.
- Chichester Road is accessed via Haig Road; both are one lane roadways. Neither roadway is maintained by the highways department; rather they are officially designated as 'unopened Ministry of Transportation road allowances' and are privately maintained by property owners. The road bed itself is comprised of native soil subject to yearly erosion from weather and local vehicle traffic resulting in large, deep potholes. As well, both roadways are unlit, narrow and winding, with limited room for cars to pass or pull over. Traffic from multiple short-term renters unfamiliar with the characteristics of these long, one lane access ways would accelerate erosion of the road and compromise vehicle and pedestrian safety.
- 868 Chichester Road's backyard fence is built along the property line, so any cars parked outside the fence are on the roadway right of way. Our home at [REDACTED] is situated one property further along and needs to have clear roadway access. Short-term renters and their visitors could cause us difficulty accessing our property if spill-over parking encroaches on the road.
- The owners of 868 Chichester have recently listed their home for sale, but have not withdrawn their application for a Temporary Use Permit. We don't understand the intent of applying for this permit when the home could soon have new owners, owners who might feel no obligation to limit noise and traffic/parking problems caused by short-term renters.

Respectfully submitted:

- Judy Greenius
- Tom MacLachlan

- David MacLachlan
- Mary McGivern