

**From:** Peter Vickery [REDACTED]  
**Sent:** Wednesday, March 20, 2024 1:41 PM  
**To:** northinfo  
**Subject:** TUP Application at 868 Chichester Rd, Gabriola

We are the owners of [REDACTED] and are neighbours of 868 Chichester Road West which is currently going through the TUP process and our earlier correspondence on 26 January refers.

We will not be able to attend the Islands Trust meeting that is scheduled for tomorrow, so we wanted to provide further input to the discussion as we will not be there in person to oppose the application, as we would have liked.

Reviewing some of the recent correspondence, we wanted to add some further clarification:

- 1) The brief interaction we have had with Alex and Geneen has shown us that they are charming, lovely people. The TUP process however is not about the applicant's character, how long the family has been on the island or how they may be of benefit to the community. It is about the adverse effects that a commercial vacation rental would have on their immediate surroundings neighbours. That is why we are opposing the application - we and our neighbours are the ones that will have to live with the problem.
- 2) It should be noted that Alex and Geneen do not live full-time on the property in question. Their principal residence is in Vancouver and they come to Gabriola intermittently. 868 Chichester Road is therefore a vacation/investment property and is not a full-time residence. From social media, we can also see that this is not their only vacation property, so it appears to us that they are quite active in the vacation rental business.
- 3) Concerns have been stated in other correspondence concerning the road access along Haig Road and Chichester and these concerns cannot be overstated. It is not a public road but a narrow, single-lane, uneven dirt road with a 90 degree blind corner. Before approving this application, we would suggest that the Trust members actually drive down the road to see how bad it is.

4) I would also like to point out, with respect, what we believe is a technical error in the wording of the proposed permit which needs correcting. See paragraph 4.6 below.

“4.6 a supply of water in the amount of 227 litres (50 imperial gallons) per paying guest must be provided for the duration of the permit;”

This should obviously read “4.6 a supply of water in the amount of 227 litres

(50 imperial gallons) per paying guest, **per day**, must be provided for the duration of the permit”

You obviously do not mean that 1 person staying 7 days will only consume 50 gallons of water in total for their stay ? Given that 50 gallons per person, per day, is the accepted standard for human consumption, this is probably what you actually mean and the paragraph needs to be revised as such.

The applicant’s property appears to have only one 2500 gallon water tank. With the water consumption requirement of 50 gallons per day, then 6 people consuming 300 gallons per day, will only be able to stay for about 8 days with the water stored on the property. The property is connected to a well situated on another property and which is shared by 3 properties in total so this shouldn’t be a problem in the short-term but given the increasing water supply problems on the island, this may become a problem in future. We would certainly have installed more storage to lower the risk, if it was our property.

Thank you for your attention

Regards,

Peter & Angela Vickery