

**Additional Feedback on Short-Term Rentals
from Indian Arm and Pitt Lake Residents
to Inform Policies in the Proposed
Electoral Area A Official Community Plan**

November/December 2017

November 15, 2017

File: CR-06-00

Dear Residents of Indian Arm and Pitt Lake:

Re: Request for Feedback on Short-Term Rental Policies in the Electoral Area A Official Community Plan

As some of you may be aware, there was an article in the Vancouver Sun last month titled “Short-term rental restrictions coming for some parts of Indian Arm and Pitt Lake” that talked about proposed language in the Electoral Area A Official Community Plan (OCP) that would ban short-term rentals in Indian Arm and Pitt Lake. I want to provide residents with an explanation of how we arrived at that language, to assure you that we are still able to amend the language, and to ask for your input so that I, as Chair of the Electoral Area Committee, can represent your voices on this issue when it comes back to the Committee in early 2018.

First, I would like to say how important and worthwhile your input has been, and continues to be, in shaping the policies in the proposed OCP. Metro Vancouver staff and I found one of the best things about the OCP process was being able to listen to what you value about where you live and to understand some of the challenges facing your communities. It is vital for me that the OCP reflects your vision for your community, and that includes policies related to short-term vacation rentals.

For background, I want to quickly summarize the changes that were made to the OCP language regarding short-term vacation rentals and the reasons for the changes. The policy on rentals in Indian Arm and Pitt Lake that was presented at the third round public consultation meetings in November 2016 read: “Rentals: Support rental units only if they are non-commercial; that is occasional rentals and bed-and-breakfasts.” This was based on feedback staff and the consultants preparing the plan heard at our consultation meetings with Indian Arm and Pitt Lake residents. At these meetings, staff heard comments that letting friends and family stay at cabins is not an issue, but they also heard some concerns about renting out cabins to strangers who would not know all the unique safety and maintenance duties that come with being in an off-grid, water-access only setting. In fairness, cabin rentals did not generate a lot of discussion during our OCP community meetings.

The draft OCP containing the rental policy language above was presented to the Electoral Area Committee in July 2017. [The Electoral Area A Committee is a standing committee of the Metro Vancouver Regional District Board made up of 6 municipal elected representatives and myself. The Committee discusses issues related to the Electoral Area in detail and provides recommendations directly to the Metro Vancouver Board, which makes decisions and adopts bylaws, including the OCP. At the July 2017 Committee meeting, some concerns were raised by municipal Committee members regarding potential fire and policing risks in water-access only areas. The discussion led the Committee to direct staff to revise the rentals policy, and the resulting proposed policy now reads: “Rentals: Short-term commercial rentals, including bed-and-breakfasts, are not supported outside the Commercial Recreation designation due to

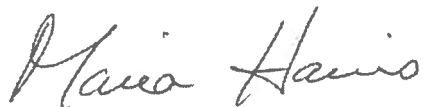
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fire risk and potential demand on policing services.” It is worth noting that short-term vacation rentals such as Airbnb are an issue of concern for many cities in our region, so potential impacts from allowing such rentals are top of mind to many municipal mayors and councils. Also, Metro Vancouver staff who participated in the OCP public meetings agreed with the new rental policy language based on the comments that were voiced at the public meetings, where there were more concerns about short-term vacation rentals than calls to allow it across your communities.

In speaking to a few residents and staff following the article, I realize that we do not have a good enough understanding of what Indian Arm and Pitt Lake residents’ current experiences are with short-term vacation rentals. While staff did hear some comments about the potential for short-term vacation rentals to be a concern, these comments were a sampling and did not seem to be a ‘hot topic’ currently facing your communities.

To make sure staff and I have a better sense of how residents of Indian Arm and Pitt Lake use their cabins now and how you feel about either allowing or restricting short-term rentals, I would appreciate it if you would take a moment to send us your thoughts by email to Marcin Pachcinski, Division Manager, Electoral Area and Environment at Marcin.Pachcinski@metrovancover.org. He will collate all your comments for me and the Committee to review. If you can provide us your comments by Tuesday, December 12, 2017 that would be appreciated.

Sincerely,



Maria Harris
Director, Electoral Area A
Chair, Electoral Area Committee

MH/MP

INDIAN ARM

Comment 1 (Indian Arm)

There is considerable surprise and consternation regarding the announced rental ban applying to the Indian Arm and Pitt Lake portions of Electoral Area A. This is particularly so because such restrictions are clearly contrary to owners' views discussed, expressed in the meetings and correctly documented on pages 14 and 22 of the posted OCP draft. Such regulatory restrictions are also a departure from the norm in similar recreational areas in BC and Canada. Short term usage through rentals is common in "cottage country" and a financial necessity for some, particularly under prevailing economic circumstances. At this point "rentals" were not seen as a problem, but as a restrictive caveat a ban affects everyone and creates another unnecessary fuzzy enforcement issue.

Neither the concern about B&Bs and short term rentals eroding limited housing supply nor increased fire risk actually apply in this situation. The former is an urban issue and the incidence and risk of fires is largely related to hikers, campers and transients. The expressed concerns relating to occupancy focused on commercial development and large scale property expansion leading to "clear cutting" and intrusive marine activity.

The Sun article attributes this intrusive prohibition to you and a committee. Some owners infer that the "committee" referred to is the one where I was nominally representing Indian Arm - hence the queries directed to me. The committee met only once years ago and I assume is defunct.

I promoted the OCP process and successfully encouraged attendance and input. Having communicated, contributed to and having "endorsed" the revised OCP draft I like others awaited the next "last" meeting as promised in the meetings and your July newsletter.

Now this. What happened?

It would be most unfortunate if this change in direction erodes the good will accomplished by Marcin Pachcinski's receptiveness and good work.

Could we talk? There is a reaction brewing.

Elmer Froese

Comment 2 (Indian Arm)

I am sorry I was not able to join our recent phone meeting with Marcin, Elmer Froese and staff when feedback was requested. I now see new correspondence and wanted to share some of the thoughts that the residents of Johnsons bay had expressed following the public meetings and the visit by Stantec.

Some of the big picture items for discussion were clear cutting of lots, big houses, uncoordinated services and regulation by various authorities – sometimes in conflict, and confusion by owners to whom they should communicate. Some of the

disparate agencies are Port Metro Vancouver, Fraser Health, Parks, Electoral district A, Fisheries, harbour police and the Province.

There was concern that there is no longer a residential recreation zone classification under which off grid, boat access only, owners could operate with less onerous regulation than for residential that is serviced by utilities and municipal services. In many cases it would be almost impossible for cottage owners to comply with the requirements of the national building code and other regulations, such as sewer, electrical, grade considerations, foundations, insulation, building construction, archeological and engineering studies, and stream water treatment plants.

Many were built over twenty years ago, furthermore many remain vacant for the months of the winter when they are closed for the season.

Almost by definition cottage owners seek less regulation for a seasonal dwelling – not more. Could not seasonal residential not be recognised as part of this OCP?

Tony Akester
owner in Johnsons Bay since 1978

Comment 3 (Indian Arm)

Good Day All I am so far behind in getting my emails answered - but with the cabin almost closed up now; only one more trip. Thank you Tony and Elmer as always being a calm voice for us, and bringing points to the table.

Just thought I would point out at our table during the OCP meetings - we were very concerned about short term rentals. The cabin mentioned in the SUN article is not that far from us, and we have concerns over someone trying to light a pilot light when they have never done that before. Dealing with propane appliances when they have no experience. Worst of all smokers.....a flick of an ash.....and if they are not paranoid like us - could spell disaster. And even camp fires when not banned. Over the years, I have had to put out 2 camp fires on neighbouring properties - that ignited days later, that weren't put out completely. Luckily we were around.

Interesting to note Vancouver City has eliminated short term rentals unless it is your primary residence. Maybe Metro Vancouver will follow suit?

We have no fire coverage and no cell phone coverage should there be any issue we cannot reach anyone. By the time I can call 911 or any number.....the fire would be well engulfed and probably considered a full blown forest fire. Metro Vancouver's "Emergency Notification System" while a good system - does not work for us in particular as we have no cell coverage, as the majority of our neighbours.

I know this is all a 'work in progress' and all communication is good/appreciated.
Thank you!

Gloria Purvey and Lillian Bachoffer

Comment 4 (Indian Arm)

I have been an Indian Arm 'resident' for the past 50 years starting at age 4.

I suspect that the vast majority of Arm residents fit under the definition of 'resident' in the loosest of fashion and my perspective is definitely not the same as any year-round resident's might be.

I'll try to respond in broad categories in no particular order of importance.

1) Affordability

Like most users of the Arm, I have been blessed with access to a family vacation property that I could not afford in today's market.

I don't know what it means for today's younger generation but affordability is huge issue that simply did not exist when all my father needed was \$50 a year and a willingness to survey a plot of land.

Put another way, short term rentals can be used to offset the cost of vacation rental property. This has been going on in BC since people came up with the idea of owning a place to simply go and have fun. My family used to rent cabins on the Shuswap for 3 weeks every summer for about 7 years running until the Arm became more amenable to staying overnight. Without short term rentals, you are going to restrict the ownership of cabins to the people that can easily afford them. This would deprive the less well-off people from ever getting a chance to experience Arm ownership.

2) Security

i find this extremely amusing. There is nothing to prevent me from letting anyone use my cabin without compensation. This already happens frequently. By the very nature of how most people use their Arm property, (a vacation property that is not in full time use), most Arm properties are currently wide open to being used by any halfwit relative or friend of the owner. I simply do not see any increased risk of fire, noise, theft or violence because someone decides to let a short term rental use their place in exchange for compensation as opposed to a freebie for a friend. If the concern is genuine, then I expect the bylaw should be extended to restrict usage to the immediate family of the owner and only after a thorough community vetting of the individuals.

In fact, the only people I have ever had concerns regarding fire and noise are OWNERS who do not understand fire bans, are careless with the size of their fire at other points of the year, do not understand how sound travels over water at 1:00 AM and do not see to understand that it isn't okay to play music until 6:30 AM. The last two thefts from cabins I was aware of were perpetrated by owners themselves and people the owners had invited onto their property.

3) Exposure

It is a beautiful place. Not everyone can afford or keep up a place like a cabin on the Arm. The more people that can experience it, the more likely its charm and uniqueness will be preserved into the future.

I wish I could express how access to a cabin on the Arm (or even the Shuswap for that matter) has shaped me as a person. To cut off the short term rentals would be to deny people even a small part of an experience that I cherish and one that I think more people should have at least once in their life.

By keeping short term rentals alive you allow more people access to that experience.

4) Personal experience

I do not rent our cabin. I am too attached to it and selfish!. Not to mention the cabin comes with personal risks to safety that I'm not sure everyone appreciates and which I wouldn't feel comfortable unloading on a perfect stranger (but my kids have been going up there since they were 3 weeks old, Hmmm!!!!)

I also live 4 doors down from Adrian and Catherine. Since 2012, we have had zero problems with his short term rentals. He has being unfailingly conscientious about making himself available to explain what he has been doing. I would have no problems approaching him if I had a concern and I have no doubt that he would address any concern if I brought it to his attention. He has an excellent set of house rules and vets his clientele very carefully. His method of operation is a template for how to rent out a vacation property and maintain a good relationship with your neighbour.

This likely says more about Adrian as person than it is about how he uses of his cabin. As with any property, you can't pick your neighbours. And I have no doubt that a different neighbour with a short term rental business might be an endless source of complaints. As pointed out above, that problem already exists with current owners and their personal use of their property. Bad neighbours are simply bad neighbours.

Thanks for taking the time to listen. I realize I might not be as positive if i was currently having bad experience! I hope Adrian's immediate neighbours have weighed in as they might have a different experience than someone 4 doors away. Maybe contact then and see what they have to say.

Perhaps instead of such heavy handed response to a problem that has not yet materialised, you might consider setting some guidelines and bylaws outlining what is an acceptable method for short term rentals and a dispute process to be followed if concerns actually arise.

Perhaps a license be required and a registry be started to clearly identify those who are renting short term and terms under which licenses can be revoked if conditions are not met.

Happy to discuss further if you wish.

Brad Hoskins

Comment 5 (Indian Arm)

My name is Bob Poole & I own a cabin at 28 Johnson, Indian Arm & have done so for 40 years. I have never rented it to anyone. I believe that short-term renters may pose a fire hazard threat if they are not accustom to this environment. I am against short-term renting.

Thanks

Bob

Comment 6 (Indian Arm)

Thank you for reaching out on this matter, as an owner of boat access property up Indian Arm since 1994 I have seen a lot of things that work and things that don't work such as conscious environmental stewardship and garbage collection. This was one of the reasons we started the Indian Arm Conservation Society (2003) we worked with G.V.R.D (now metro) District of North Vancouver, B.C Parks, Vancouver Aquarium and the Tsleil-Waututh Nation. We organised shoreline cleanups up the Arm with over 100 volunteers annually removing thousands of kg of garbage that would have been left in the environment. We would still be living there full time today if the cancelation of the school boat had not made it unsustainable for a young family.

As a past outdoor educator one thing I can tell you is that respect for the environment and nature comes from learning and experiencing nature on her own terms. If we want places of natural beauty to remain protected and supported we must allow folks who would not otherwise have the opportunity to experience boat access off the grid living in Indian Arm. Experience + understanding = respect, for all to enjoy for eternity.

With respect to allowing short term rentals to continue with lease hold properties up the Arm that should be a question for B.C Parks and the Tsleil-Waututh Nation as owners and managers. With respect to the freehold landowners like myself who paid sometimes as much as six times the price as a leasehold we must be allowed to continue with whatever options were available at the time such as short term rentals, to now propose to restrict short term vacation rentals on freehold property owners would be unconstitutional. If short term rentals are restricted for freehold properties we will be expecting compensation annually. We cannot restrict peoples enjoyment on the basis of "what might happen" if issues arise then they will be dealt with and remediated in due course.

I hope this helps with your decision making process and if you or the committee would like I would be happy to give you a guided tour of the Arm at your convenience.

Kind regards,

Aaron

Comment 7 (Indian Arm)

ALLOW SHORT TERM RENTALS

I have owned property up the arm for over 10 years. I do not rent at present. Never have. However I would like to have the option to have short term rentals in future.

The ARM is a big potential Tourist Destination. Putting restrictions on properties now is very short sighted. Not to mention not needed. I would rather have you work on getting us better services up the Indian Arm.

ei: Fire Protection, First Responders, 100% Cell Phone Coverage, Water Taxi, School Boat, Electricity, Garbage Drop Off, etc.....

Zoltan Majoros

Comment 8 (Indian Arm)

Thanks for addressing this issue as it has had an impact in our little bay in the Indian Arm.

We are not in support of Air B &B rentals as we feel there are safety concerns with people who may not be aware of the issues of off the grid living. However, if someone wanted to run a bed and breakfast and was in the cabin with their guests, that would be fine.

Sincerely,

Susan Rankin and Chris Golding

Comment 9 (Indian Arm)

All good here should review later in a few years.

Dave

Comment 10 (Indian Arm)

I am writing in response to the letter dated November 15, 2017 requesting feedback on the proposed changes to the rental policy on water-access only properties. I am an owner of a property located at Johnson Bay, Indian Arm. My apologies for responding after the date requested in your letter.

My strong view is that short-term rentals should be allowed at water-access only properties. Indian Arm is an area that is under-explored and having accommodations available will keep the interest of the general public and provide convenience to the kayak users for whom a round trip is too long for one day. Furthermore, there are already some houses that are abandoned in the area. If renting were restricted, other houses might be affected too.

I also feel that the increased fire-risk is over-stated - all of the tenants I have met on the Indian Arm were well-behaved families and mostly boat-owners who did not engage in any irresponsible behavior. Fire bans are always respected.

Kind regards,

Mikhail Kuzmin

Comment 11 (Indian Arm)

I am writing in response to a request for feedback letter I received from Ms Maria Harris, Director, Electoral Area A dated November 15, 2017 (your file reference CR-06-00).

I have owned a property at 30 E of Croker (on Indian Arm) for more than twenty years. Several years ago, our long term next door neighbor at 29 E of Croker sold and the new owner renovated and has since rented out their cottage to longer-term renters. But during the summer and shoulder seasons of 2016 and 2017, this immediate neighboring cottage was rented out through Airbnb. It rotates renters at a minimum once per week but often two and three times per week. There have been many issues resulting from this and in fairness, I along with many of the nearby neighbors continue to communicate with the owner to work on safety and co-existence issues. Because of this, many issues are encountered, and then to a large extent, resolved, as the owner gives guidance to his short-term renters. So not all of these continue to be an issue, but all have been an issue, and all can become an issue at any time – if the renters don't listen to the guidance of the owner or when inevitably unanticipated things occur.

Here is a short list of some things that have either caused a nuisance or things that are absolutely dangerous that we or our other neighbors have experienced by having an Airbnb next door in our remote location:

- Extremely drunk people on the dock next door. This is a noise and a safety issue. People think that because they are in the wilderness, they can behave any way they want. Mixing deep water, an unfamiliar location, and alcohol is a bad idea.
- Loud and boisterous behaviour in general. Most of us come up to our cottages to escape noise and to enjoy a safe and comfortable family environment. While the behaviour of the renters is now generally good, you never know who will be next door on any given weekend.
- Our properties are mostly 100 feet of waterfront and extend back up to 400 feet. We find miscellaneous people walking all around the private property as nobody has fences. Owners know where the property lines are. Who is going to be responsible if someone wanders onto our private property? Is my legal liability increased because I am now responsible for their safety? Can they sue me if they are injured on my property?
- Dangerous things – We swim and our dog swims in front of our property and we don't know about the level of care and or competence that strangers will exercise with their motorized boats. If these were long term renters, you could have a conversation and you might get to know who is or is not careful. When there are new people every couple of days, this is impossible.
- My husband saw two teenage boys walking around the back of the Airbnb property adjacent to ours with what appeared to be pellet guns. Another neighbor saw them on her property 400' away so they were definitely wandering around on private property (the lots are 100' by mostly 400' or so). Would you like your children or dogs to encounter these individuals? There are so many things wrong with this that I don't know where to start. But it is difficult for any owner of an Airbnb which is water access only and is otherwise in the middle of a remote access Provincial Park to filter out the stupid renters. This is just an example of something that is a real safety issue, and that is difficult to anticipate and avoid.
- My husband is in the heavy construction business and in his work safety is the number one priority. Many of the renters are brought to the cabin by boat by the owner and dropped off for the rental period which is minimum 4 days at times. Internet and cell phone service is very limited (if we don't use a sophisticated booster, we don't have any cell service inside our cottage). Everything runs on batteries or generators or a combination of these. If someone were to be injured during their stay they may be in a situation where they cannot receive medical treatment in time. We have also given renters rides back (this has happened more than once) to Deep Cove as the owner did not arrive in time or there was a miscommunication and the renters needed to return earlier than planned. There is the potential for serious injury when a neighbor is not available to assist or when cell service is not available.

- Off the grid appliances can be tricky and dangerous if not used properly. Many renters are not aware of the dangers of potential explosions or poisonous gases that can be emitted from a faulty burner or inadequate ventilation. This isn't to say that owners don't work to provide properly operating appliances. It is just that renters will not know what to look for if something goes wrong.
- This year we experienced an extremely dry summer with a long fire ban on campfires and open flames. Renters may not be aware that the bans apply to them. Renters may be smokers and there is the potential of a fire being started by a careless cigarette or joint.

There are many tours up and down Indian Arm and there are public campgrounds whereby people can kayak or go by boat to spend the night to enjoy Indian Arm. They do not have to rent a cabin.

Thank you for giving me the opportunity to let you know of our experience.

Sincerely,

Claire Livingston

Comment 12 (Indian Arm)

My name is Alex and I am one of the property owners on Indian Arm. I recently received the news bulletin and your email was referenced there if I have any concerns.

I would like to express my opinion on the short term rentals. While I don't rent my cabin, I strongly oppose to limiting short term rentals. Short term rentals are allowed and is the norm for most of similar communities. I think short term rentals are benefiting Indian Arm in many ways. It exposes and promotes the area. As a kayaker, I can attest from personal experience that renting a Cabin for a night or two allowed to extend my trip and truly enjoy the beauty and serenity around me. Limiting short term renting will only isolate the area more and lead to more unkempt and abandoned cabins. I understand that some people would like isolation, but Indian Arm is not a Lasquety island, its proximity to Vancouver will never provide isolation. But inability to rent will only increase incidence of people who will camp on the crown land and/or illegally trespass. (And btw, short rentals are allowed on Lasquety Island)

I think most of the concerned I've heard so far has no scientific support behind it and most of the fear associated with short term rentals are unfounded.

The concerns of fires is one of them. I would argue that fire safety is greatly improves with short term rentals and people who rent their Cabins have same worries and they tend to fireproof and make everything as fire safe as possible. I challenge you to find and data supporting increasing incidence of fire with cabin rentals!

Increased incidence of policing is again a subjective opinion. Most renters are either nature loving group of young people or more affluent more mature type. Most have their own boats and are very responsible.

I would argue that need for policing will only increase with limiting short term rentals, as people would still go and explore the area, but will have to either camp on crown lands or stay on their boats anchored. Both of which is more unsafe from fire hazard, animals danger/exposure, and boat safety aspects. Also any issues with garbage left behind would be dealt with appropriately by the Cabin owner. If people would camp on the crown land, they might not be as careful.

Indian arm is not an overcrowded high density neighbourhood and concerns with rentals that are valid in the Vancouver city cannot be directly applied to our area.

If anything, would like to encourage short term rentals, as it will lead to improvements in Cabin's curb appeal, will keep dangers of fire/animals/crowds/garbage more contained, and most of all, will make community guest's trip easier and safer! If people will have an amazing time visit our community, they will be more consciences about how important and fragile nature is.

Also, I would like to add that limiting in house wood burning should be done carefully on volunteering basis. Stove exchanges programs are great and the way to go. I think burning fires outside with camping should be more of a complaint if anything. I find that most people would have a lot of wood like fallen trees etc to dispose. Burning unneeded wood outside and heat the house with propane just does not make any sense from environmental point of view. I also find that new highly efficient stoves are very economical and way less emissions. If you are to limit the interior wood burning, I suggest to do it based on outside temperature instead of arbitrary dates.

Thank you for your considerations of my opinion,
Let's all make our community more beautiful and enjoyable for everyone!

Alex K.

Comment 13 (Indian Arm)

Thank you for the opportunity to provide feedback on short term rentals on Indian Arm. We own a property at 28 E of Croker. This discussion is very relevant for us as the cabin right next to us has been used for the past two summers for short term rentals, primarily (if not exclusively) through AirBnB.

We do have significant concerns about short term rentals. In any remote community the connection between residents is critical as we all look out for each other and our properties and any absent owner (ie, only renting out their property) doesn't have this same connection. More importantly we are all very aware of our surroundings and understand the importance of safety in off-the-grid cabins. The risk of fire is a real one and owners have a much higher degree of awareness and what to do in an emergency. Most of the short term renters next to us don't even have a boat and are dropped off and picked up so truly have no means in an emergency. Our strong preference would be to prevent any short term rentals. Although safety is our number one concern, we have also had, on occasion, short term renters that are very disruptive to the community and tranquility of Indian Arm.

If you would like any additional information, please let us know.

Warm regards,

Ian and Katie Mortimer

Comment 14 (Indian Arm)

I received your request for feedback on short term rentals up Indian Arm. Unfortunately, I do not have any experience on this subject other than the neighbour Clair a couple of doors down from our cabin do complain of the Air BnB next door to them mostly about noise and maybe the odd stray dog from renters. I went on the Indian Arm Air BnB site just out of curiosity to see how much Peter Charges etc. and the people raved about their stay up Indian Arm so that is it for any information I might have I'm glad the Air BnB is not next door to our cabin.

Thank you from Susan and Bill Belich.

Comment 15 (Indian Arm)

Thank you for your email and passing on the comments you have received from other owners. As we discussed on the phone my husband, myself and our three children ages 6, 10 and 12 are the only full time year round residents on the northern end of the Indian Arm past Best Point other than the Wig Wam inn and their caretakers. Our home is #16 East of Croker Island.

Our stance on the short term nightly rentals is that it's not fair to prevent it all together but rather possibly limit the number of homes that are used that way (like rentals in condo buildings) and also implement bylaws to make it safe and comfortable for other owners. Owners should carefully screen their guests and a rental agreement must be signed by the tenant outlining noise and pet restrictions etc. A short term rental owner must have a fire safety system in place like a water pump from the ocean or lake to qualify for short term rental status. In addition every guest should know how to use it as well as the other mechanical and water systems on the property. They should also be made aware of safety for the area ie strong currents and not boating fast close to shore.

One huge issue for us is that in an isolated area like the Indian Arm there has to be a safe mode of transportation available at all times should there be an emergency and the guests need to get help quickly. All owners that rent their place short term should have a working vessel available for use or owners should rent only to guests who have their own boat. Please contact us if you would discuss further.

We are interested in having our property considered for a heli-pad site. We have three flat grassy areas that we think would be appropriate for landing. Let us know what to do from here to make a heli-pad on the north part of the Indian Arm available.

Thank you and best regards,

Chera and Mark Rasmussen

PITT LAKE

Comment 1 (Pitt Lake)

I have owned property on the Pitt Lake for approx. 20 years, and still own there now. There is no need to have such a restrictive amended wording as purposed. There should not to be any restrictions what so ever is my belief.

However, I guess I would support the first draft which reads “Rentals; Support rental units only if they are non-commercial; that is occasional rentals and bed & breakfast”.

But absolutely the proposed second draft to way too restrictive and as such, I do not support the proposed second draft.

Sincerely,

Kelly Petersen

Comment 2 (Pitt Lake)

I own a cabin on Pitt Lake and want short term rentals to be allowed on the lake

Glenn Warren

Comment 3 (Pitt Lake)

My name is Brian Bekar from cabin 15 in Hodgins landing as long as the owners know they are responsible for their renters I see no problem I E no bikers no dopers etc

Brian Bekar

Comment 4 (Pitt Lake)

Thank you for your letter dated November 15, 2017 Re: Request for Feedback on Short-Term Rental Policies in the Electoral Area A Official Community Plan. It is extremely important that you consult with home owners about this ... as you are talking about our properties and our homes and it is unfathomable that you are speaking and may ultimately make a judgment about how people use and share their homes.

I have read the article in the Vancouver Sun and I STRONGLY agree with Mr. Ainscough’s position. It is absolutely absurd that Metro Vancouver plans to prohibit people from renting out their property. It is the same as saying you cannot have family or friends come and stay at your property without you.

I bought my property on Pitt Lake (which was almost 1 million dollars) with the intention of renting it out if I so choose. I cannot understand how the city can police the use of a property for people's enjoyment once someone has poured all of their savings into it. I choose to buy on Pitt Lake and continue to rent in Vancouver as housing costs are absurd in the city. I grew up in cottage country in Ontario and have rented lake properties all over the country for my vacations since I can remember. Never did I think people would tell me that I am not able to share what I have saved for my whole life for with others. It is heinous.

In your letter you state that your staff heard there was no issue with letting friends or family stay at cabins but there were concerns about others doing so. Anyone renting out their cabin that they own and cherish would explain safety and maintenance duties to the relevant party. There is no difference between a friend or family member or a renter. They are all people that would need to understand how to operate the property. The risks are exactly the same. To say that you can let friends and family stay but not renters and rest this logic on needing to know the unique safety and maintenance duties of off gird water access settings is ridiculous. There are unique identifiers for each house on the lake for police and fire that would be taught to anyone renting a cabin or staying in one. The risk of fire and need of policing services exists with anyone, including the owner of any property. One might say there is more risks with owners as they would be doing more maintenance, boating, etc. than someone renting the property for rest and relaxation. Also in that regard, we pay a high amount of tax just like anyone else and these community services should be available to us or anyone in our community (visiting or resident).

I believe anyone - city dweller or cabin owner should be able to rent their property. I realize Vancouver is trying to crack down on air bnb rentals but people renting and sharing their vacation properties and lake homes/cabins/cottages has long been a practice everywhere in our "true north strong and free" country.

You fairly communicated that cabin rentals did not generate a lot of discussion during your OCP community meetings then you say you plan on banning that practice. There are many people on the lake who rent their cabins and many more that let others use them for free. Either way there is a risk you cannot avoid by banning rentals. The other absurd part of what is being communicated is that the plan is to not let residents on the west side of the lake rent their cabins while people on the east side can. That is unfair and unjust and will not fly. We are a lake community and having a set of rules apply to one side of the lake vs. the other is going to cause a divide and will not solve your concern about safety issues.

I, like Mr. Ainsworth, "will fight this until I die" as it is not right for Pitt Lake (west side only) and Indian Arm to be singled out and denied our rights. Please be sure to send letters, like the one I am responding to, with any and all updates on this injustice. If there is a meeting scheduled for discussions on this topic please advise lake residents well in advance so you can have a proper sample there to gather your data.

What you are proposing is unreasonable and unfair. Thank you for taking the time to hear my position on the matter.

Sincerely,

Dennis