



Minutes

Village of Tahsis

Meeting	Committee of the Whole
Date	Monday, November 6, 2017
Time	7:00 PM
Place	Municipal Hall - Council Chambers

Present

Mayor Jude Schooner
Councillor Brenda Overton
Councillor Kathy Bellanger
Councillor Louis Van Solkema
Councillor Randy Taylor

Staff

Mark Tatchell, Chief Administrative Officer
Janet St-Denis, Finance & Corporate Services Manager
Seikh Ruksana Burhan, Co-op Student

Public

12 members of the public

Call to Order

Mayor Schooner called the meeting to order at 7 p.m. and acknowledged and respected that we are upon Mowachaht/Muchalaht Traditional Territory.

Introduction of Late Items

No late items

Approval of the Agenda

Overton: COW 78/17

THAT the Agenda for the November 1, 2017 Committee of the Whole meeting be adopted as presented.

CARRIED

Business Arising

1 Report to Council Re: Short Term Rental Accommodations (CAO verbal report)

Many communities in British Columbia permit, or are considering how to regulate, some form of short-term seasonal rental accommodation along with traditional Bed and Breakfast establishments, resorts, lodges, hostels, hotels and motels. In some communities, short-term rentals where residents rent their entire property, a self-contained suite or a room to visitors are deemed by visitors and property owners to be a positive accommodation option. Some visitors see the short-term rental as the best option in terms of cost and time than other accommodation options. The so-called "sharing economy" purports to make lower cost options available for consumers who are also seeking a different experience than a hotel or motel. An expanded supply of seasonal accommodation may meet a latent demand for tourist accommodation. As a result, the tourism market could expand, thus supporting local businesses. In addition, local residents offering short

In Tahsis, Zoning Bylaw No. 176, 1981, does not permit short-term rentals or guest houses in R-1, R-2 and RM-1 zones. The bylaw permits motels and hotels in commercially zoned areas (C-1 and C-2).

In 1991, "Village of Tahsis Zoning Amendment Bylaw No. 326, 1991" was adopted by Council. This amendment allowed Bed and Breakfast establishments in areas zoned R-1, R-2 and RM-1.

Currently, some property owners in residentially zoned areas have chosen non-compliant uses of their property(s) for temporary rentals. By operating contrary to the zoning bylaw, these "businesses" create an unfair playing field for B&Bs and the local motel. Moreover, residents who purchased homes in residentially zoned areas are potentially deprived of the quiet enjoyment of their property if neighbors are using their property for an unpermitted use.

For a recent Committee of the Whole meeting, Council prepared a report summarizing the issue and describing 4 policy options – status quo, temporary use permits, re-zoning and enforcement – for Council's consideration. In addition, A survey questionnaire has been prepared and mailed to the home addresses of all property owners.

Overton: COW 78/17

THAT the verbal report Council be received.

CARRIED

Mayor Schooner spoke to the short term rental accommodation issues and challenges. She also noted that Council had received 2 emails from people who were unable to attend the Committee of the Whole Meeting tonight. The emails from these two business indicated below were read.

- 1) Cathy & John Falavolito - Westview Marina & Lodge
- 2) Laura & Ray MacKenzie - Anglers Guesthouse

Overton: COW 79/17

THAT these two emails be received.

CARRIED

Overton: COW 80/17

THAT the public be permitted to speak.

CARRIED

Public Input

Members of the public raised the following issues:

- Unfair competition with B&B's and the motel
- Noise concerns – bylaw needs to be enforced
- Parking concerns – bylaw needs to be enforced
- Insurance
- Fire inspections/fire standards
- Bylaws vis a vis policies
- Questionnaire slanted toward temporary use permit system
- Need for business licences

Adjournment

Overton: COW 81/17

CARRIED

THAT the meeting adjourn at 7:45p.m.

Certified correct this
21st Day of November 2017



Corporate Officer



NOTICE OF PUBLIC MEETING

Tahsis Council invites all members of the public to attend a public meeting on the subject of short term rental accommodation, e.g., guesthouses

November 6th, 2017

7 PM

Village Council Chambers

977 S. Maquinna

Many communities in British Columbia permit, or are considering how to regulate, types of short-term rental accommodation along with Bed and Breakfast establishments, resorts, lodges, hostels, hotels and motels. In some communities, short-term rentals (less than 30 days) where residents rent their entire property, a self-contained suite or a room to visitors are deemed by visitors and property owners to be a positive accommodation option. However, an emergence of unregulated short-term rentals may constitute unfair competition to more traditional forms of tourist accommodation like hotels and motels.

In Tahsis, Zoning Bylaw No. 176, 1981, does not permit short-term rentals or guesthouses in R-1 and RM-2 zones. B&B's are permitted in areas zoned R-1, R-2 and RM-1. The bylaw permits motels and hotels in commercially zoned areas.

Although some short-term rental accommodations have been present in Tahsis for many years, these operations appear to be running contrary to the Zoning Bylaw. At the same time, there is a high demand for short term rental accommodation during the busy May to October season.

Council is considering various policy options, including a temporary use permit system, regarding this issue and seeks public input to assist with its deliberations.

Those unable to attend the meeting can still have their say by submitting a survey questionnaire which will be mailed out to Tahsis property owners. The questionnaire will be available at the Village office and posted on the Village website (www.villageoftahsis.com).

For more information:

(250)934-6344

reception@villageoftahsis.com

Mark Tatchell

From: John Falavolito <john@westviewmarina.com>
Sent: Friday, November 3, 2017 3:54 PM
To: Reception
Cc: Mark Tatchell
Subject: Short Term Rental Accommodations (STRA)
Attachments: 2017 - Short Term Rentals.PDF

To the Mayor, Council Members & Village of Tahsis Admin. Staff

We have picked up the “Community Survey on Short-Term Rental Accommodation” from the Village office.

We will not be in Tahsis for the upcoming Village meeting on this subject. So we thought it appropriate to respond with this email of our thoughts.

Further Comments as requested:

We were surprised to be notified by the Survey that Short-Term Rental Accommodation in Tahsis are operating outside of the local Zoning Bylaws and have been for many years.

It seems correct to address the Zoning By Law issue in a fair and equitable way for ALL Home Owners in Tahsis.

We believe that the majority of home owners would agree that there is, at the very least, a perception that there is a lack of Short-Term Rental Accommodations (STRA) in Tahsis.

**STRA are an essential piece of successful tourism package.
STRA in the bigger picture likely helps ALL Home Owners in Tahsis.**

As these STRA issues are being resolved, one of the primary Goals of the Village Staff and Elected Officials, we would hope, should be NOT to Discourage Home Owners from being a part of the pool of STRA.

Another thought process to be considered is the reality of the uniqueness of the Home Owners (HO) here in Tahsis.

Categories:

- 1 HO who live in their home the majority time of the year here**
- 2 HO who use their dwelling as a summer cabin**
- 3 HO who are retired or self-employed and show up when it convenient for them**
- 4 HO who use their homes as Short-Term Rental Accommodations**

There may be other categories.

It is fair to say that #s 2, 3, 4 Represent a large share of the HO's within the Village. It is also fair to say that it is likely there will be few representatives from HO in Categories 2, 3 & 4 at the Monday November 6th, 2017 meeting, primarily because of the time of year it is being held.

Our point is that ALL Home Owners should be governed equally. There are already many Good Neighbor By-Laws in place for unsightly premises, garbage, parking, noise, etc.
ALL HOME OWNERS SHOULD be Judged on the same scale.

*If category # 2 or 3 HO come to town on the July long week end and have a BBQ on their porch next to a category #1 HO. Should they be held accountable to a different set of rules on parking, noise, etc.?

*If a category #1 HO has a family reunion at their home should they be held Accountable to rules as to how many persons can be in the home and how many should be allowed to spend the night?

Is the Village saying that different categories of Home Owners should be Accountable to different sets of rules. Likely that is NOT where we want to be.

Fix the By-law with a Temporary Use Permit System so STRA are operating properly within the village.

Solve this issues Fairly and Equitably for ALL HOME OWNERS and use the many By-laws already in place to regulate compliance.

If new By-laws are needed. Ok. BUT all HO should be regulated by the same By-laws

Thank You for allow this input to enter into the process.

Questionnaire is Attached

Cathy & John Falavolito 250-934-7672 or 800-992-3252
Owner Operators Westview Marina & Lodge
Successfully Serving the Cruising and Fishing Public for 26 Years
<http://www.westviewmarina.com>

N49* 55' 13 W126* 39' 78.5

Mark Tatchell

From: Ray & Laura MacKenzie <lauraymack@gmail.com>
Sent: Monday, November 6, 2017 1:30 PM
To: Janet St. Denis; Mark Tatchell
Subject: Fwd: survey letter

Janet or Mark; Please copy this letter to Mayor & Council. Thank you. Laura
----- Forwarded message -----

From: Laura Mac <anglersguesthouse@gmail.com>
Date: Mon, Nov 6, 2017 at 1:05 PM
Subject: survey letter
To: lauraymack@gmail.com

To Mayor Schooner, council members, Tahsis residents and business owners;

“Community Survey on Short-Term Rental Accommodation”
Explanation of answers and further comments as requested.

We noted that the date set for returning the questionnaire is December 8, 2017.
We hope this is just the beginning of this discussion as many Tahsis homeowners
may not receive notice of this until they return next spring/summer.
Their voices should be heard as well.

My husband Ray and I are new to Tahsis and the guesthouse business,
although we do have 13 years experience in the Bed & Breakfast business and tourism.

When we discovered Tahsis and inquired into operations of the village, we discovered that there were many
services such as the recreation centre that were very positive for people looking for a new place to call
home. We also heard about the “Community Plan” that was being developed. We were encouraged when we
were told that Tahsis was very welcoming to new businesses and that a plan was in the works to help grow the
community.

At first we were just looking for a home for us, then it came to our attention that there was a need for more
accommodations. When we decided to open our business in Tahsis, we inquired about a business license and
we were told we didn’t need one, yet. We were not told that our house was not zoned for our
business. However, when we asked to be listed on the village business website, we were accepted with no
concerns expressed.

We oppose a “Temporary Use Permit”.

We would like to state that our “plan” was not only to be open for the “high season” to accommodate tourists,
but to encourage visitors to come to Tahsis in the “low” season as well. Tahsis has much more to offer than
being a “fishing destination”. Many would enjoy the beauty, weather and solitude at other times of the year
when prices would be more affordable. These potential visitors would surely use the services of current
businesses and encourage new businesses to start up.

We have been told by some of our guests that they would like to return to Tahsis and bring more friends and family with them. They also expressed that they enjoy the "home away from home" atmosphere that we offer, where they all can stay together in one home.
Not everyone wants the motel model of accommodation.

With regard to the bylaws, we believe the current rules should apply to all of us. We do not need the town council to micro manage our business.
You wouldn't tell us as residents how many people can visit at any one time or what kind of room arrangements we should have etc.

If the council is interested in developing Tahsis and encouraging growth, then the "plan" needs to make the process easier for new businesses to make Tahsis their home and place of business. Allowing Guesthouses in residential zoning would be a good start.

This letter is written without prejudice.
Thank you for your consideration,

Laura & Ray MacKenzie

Anglers Guesthouse
860 Jewitt Dr
250-934-6379