



**REGULAR MEETING OF COUNCIL
Tuesday, April 16, 2024 4:00 PM
Electronically (via Zoom) and in the George Fraser Community Room in the
Ucluelet Community Centre, 500 Matterson Drive, Ucluelet**

LATE AGENDA

This meeting is conducted both in-person in the George Fraser Community Room and electronically through Zoom.

Visit [Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings)

for Zoom login details, links to the livestream on YouTube and other information about Council meetings.

Members of the public may attend the George Fraser Community Room in the Ucluelet Community Centre to hear, or watch and hear, this meeting including any electronic participation.

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1. LATE ITEMS

3 - 23

- 1.1. Correspondence Related to Committee of the Whole Item 7.1 "Short-Term Rental Accommodations Act: Loss of Legal Non-conforming Status for Existing B&B's"
[2024-04-15 Correspondence Re STRA Act Loss of Legal Non-conforming Status for Existing BNBs](#)

April 12, 2024

District of Ucluelet

200 Main St
P.O. Box 999
Ucluelet, BC
V0R 3A0

Attention:

Marilyn McEwen , Shawn Anderson , Jennifer Hoar , Ian Kennington , Mark Maftai

Dear District Councilors and Mayor,

RE: Short –Term Rental Accommodations Act: Loss of Legal Non Conforming Status for Existing B&B’s

As B&B license holders with the District of Ucluelet since 2019 (Barkley House B&B 917 Barkley Place), we are deeply concerned with how the loss of non conforming legal status will affect our business and the well being of the many local families who have invested time and money in their short term rentals at their permanent residence, as well as the overall tourism economy of Ucluelet.

In speaking with many of the other Legal Non Conforming B&B License holders we have concluded that most were unaware that they would be affected by the new “Provincial Short- Term Accommodations Act”. Mostly due to the fact that the advertised points of the legislation were the exemptions of towns with a population of less than 10,000 or Resort Municipalities, both criteria which Ucluelet meets.

Upon attending the council meetings in 2022, we were told by council that the intention of the changes being made Bylaw 404 (B&B use) were to slow down the rate of new B&B applicants, as well as stop investors from buying properties to run as B&B’s that are not actually permanent residents of Ucluelet. We were told that the changes were not intended to be punitive to the local B&B operators (permanent residents and families) who were currently operating, and that we would be “grandfathered in”. Unfortunately the loss of legal non conforming status would be the opposite of what was intended back in 2022.

We support the recommendation of Bruce Greig, Director of Community Planning, “ THAT the Committee of the Whole recommend Council direct staff to renew those existing Bed and Breakfast business licenses that are legally non-conforming to section 404 of the zoning bylaw as of April 30, 2024,

for a period of one year, notwithstanding section 2(2) of Ucluelet Business Regulation and Licensing Bylaw No. 922, 2003”

We are looking forward to a more permanent solution in the future and hope that one can be attained without costing local B&B operators more time, money and uncertainty.

Thank you for your time,

Sincerely,

Jon Greenglass

Robyn Ross

Subject: Concern Regarding Short-Term Rental Accommodations Act: Loss of Legal Non-conforming Status for Existing B&B's

Dear Mayor & Council,

My name is Markus McRurie and my wife, and I have lived out on the coast for thirteen years. We have been lucky enough to set up roots in this beautiful community and look forward to continuing to raise our young family in this special place. We both cherish this community and continue to serve it to the best of our abilities.

I am writing to you today to express my concern over the potential loss of 'Legal Non-Conforming' status for the 49 existing B&Bs with this current title. I should start by stating I found the report by the Director of Community Planning, Bruce Greig, to be fair, thoughtful, and informative. In 2022, I had the opportunity to renovate a portion of my house to create a very modest, two-person B&B. I followed every protocol, adhered to every step legally, while obtaining my building permit, occupancy, and business license. Therefore, I am quite concerned that two years later, I am in jeopardy of losing the one resource that is allowing my family to be able to afford to live in this wonderful community. Furthermore, during the renovation process, I was told we were not allowed to build cooking facilities, as this was a requirement of B&B's. Meaning, in the event we are not allowed to continue as a 'Legal Non-Conforming' B&B, we also would not be able to feasibly turn into a long-term rental. I fear this is the case for many of the current B&Bs in the same situation as us.

What I urge council to consider today, is not to make any final decision, but to listen to Bruce Grieg's recommendation of allowing everyone to have more time. By allowing current 'Legal Non-Conforming' B&Bs to renew for one year, it enables all parties involved to have the time to analyze other communities in British Columbia in similar circumstances. It will allow everyone time to weigh our options and make informed decisions when the time comes. I do understand both sides of the equation. Please understand I am in favor of the "primary residency" regulation. I do not condone whole houses being turned into large-scale rentals for owners to profit and live elsewhere in the world. I am, however, in full support of local families, being able to make ends meet by running small two-person rentals, which in turn bring massive amounts of income into the local economy each year. Furthermore, with most of the B&Bs consisting of small bachelor style units, it forces tourists to eat out, shop, visit cafes, and explore the community, only returning to sleep at night.

Once again, I sincerely hope council listens to the recommendation of the report, as this will impact many local families who are integral assets to the community. Thank you for listening to my concern and thank you for your time.

Sincerely,

Markus & Sammy McRurie
Residents of Ucluelet, BC

From: [leandra lock](#)
To: [Community Input Mailbox](#)
Subject: B&b input
Date: April 14, 2024 10:15:45 AM

[External]

Dear Mayor and council,

My name is Leandra Botting (formerly Leandra Lock) and I am a second generation Ukee local. My grandparents moved here in the late 60's and we have had our roots here ever since. 4 years ago, my parents, brother and I (along with my kids and husband) all worked together to build 3 small bnb suites added to the home I grew up in. It has provided an income that has allowed our family to remain in ucluelet, raising the third generation of locals. This is threatened by bylaw No. 1310. It has been hard enough staying afloat with the rise in mortgage rates. It seems like an unnecessary hoop for everyone who has followed all bylaws thus far. I worry for the privacy of my family as well as possibly their safety and as far as I can tell, our guests prefer their privacy as well. This bylaw would certainly ruin us, as we would not be able to maintain without our suites. If this bylaw forces us to shut down, or do a big renovation, it is likely we would have to sell and leave our beautiful little town and place Ive always called home. I am afraid to see what will happen to our little town and other b&b owners like myself who are just trying to get by. Who will be left here? I love this town and this community and hope to continue to give my kids the small town west coast upbringing that I had. Thank you for your time.

Sincerely,

Leandra & Nathan Botting
Residents of Ucluelet

Sent from my iPhone

From: [Robyn Pook](#)
To: [Info Ucluelet](#)
Subject: Concern over loss of "legal Non Conforming Status" for BnB's
Date: Friday, April 12, 2024 11:10:12 PM

[External]

Dear Mayor and Council,

My name is Robyn Mair, and my husband Kevin and I have been residents of the West Coast for over 12 years. We are the proud owners of Sleepy Bear Guest House, a dream we realized in 2019 when we purchased this beautiful property in our beloved town. Over the years, we have diligently complied with all local laws and regulations, ensuring the renewal of our business license and taxes each year.

We write to you today deeply concerned about the potential loss of our "Legal Non Conforming Status," which has been granted to us since September 2022 through the adoption of zoning amendment bylaw No. 1310. Sleepy Bear Guest House has been our primary source of income, enabling us to raise our family in this community. The prospect of losing this status fills us with worry, as it would force us to sell our home and seek alternative employment. We share this fear with many other legal, licensed B&B owners in our town, all of whom worry for their families' futures.

We respectfully urge the council to consider Option 5 outlined in Section E:

"Direct staff to renew business licenses for existing established B&Bs for a period of one year while Council considers changes to the B&B regulations and other zoning amendments."

This approach would provide legal B&B owners like us and the council with the necessary time to explore solutions that benefit all parties involved.

Furthermore, we suggest the council to consider the regulations outlined in Section 404 of the zoning bylaw, particularly those that restrict B&B rooms from having separate entrances from the main house. We believe this requirement to be outdated and impractical. Most tourists who visit or stay in short-term rentals prefer the privacy of their own entrance. Additionally, it would disrupt our family routine and infringe upon our children's privacy, as guests would be forced to traverse through our main family home.

While we would be happy to adhere to all other requirements in Section 404, we believe the entrance rule to be an unnecessary burden on our business and personal lives.

We are immensely grateful to call Ucluelet home, and we sincerely hope that you will consider our suggestions. Thank you for your attention and for taking the time to read this letter.

Sincerely,

Robyn, Kevin (Alex, and Rachel) Mair

1821 Cedar Grove Place, Ucluelet BC

From: [Molly Scott](#)
To: [Info Ucluelet](#)
Subject: Short-term rental accommodations act: loss of legal non conforming status for existing B&B's
Date: Sunday, April 14, 2024 8:56:12 PM

[External]

April 14,2024

Subject: Short-term rental accommodations act: loss of legal non conforming status for existing B&B's

Dear Mayor and District councillors,

Thank you for taking the time to consider our letter today.

My name is Molly Schmidt. My husband, Christopher-Jon Schmidt and I own and operate a short term rental (Sounds of the Sea) which has been licensed and operating since 2018. We built our home in consultation with the district of Ucluelet to ensure we met all guidelines to operate a short term rental and have meticulously maintained all requirements to operate. We rely on our short term rental's continued operation to meet the financial requirements we committed to when we built and mortgaged our home. Though unhappy with the amendments to bylaw 404 (B&B use) in 2022, we understood that this was done to deter large scale operations, absent investors, etc., not local families adhering to all existing rules. We trusted in good faith that we would remain protected by the grandfather clause.

In light of the changes brought about by the province of BC's short term rental act, which will as of May 1st, 2024 not allow non conforming use of property to apply to short term rentals, we call on Ucluelet Mayor and Council to follow city planner Bruce Grieg's recommendation as outlined in option 5 of section E in the April 16, 2024 council meeting agenda to - "Direct staff to renew business licences for existing established B&B's for a period of one year while Council considers changes to the B&B regulations and other zoning amendments". After that time, we hope Mayor and Council will further amend the 2022 bylaw with Mr. Greig's suggestion to "remove the regulations in section 404 of the zoning bylaw which restrict B&B rooms from having separate entrances from the main".

Thank you for your time today and for your service to our town.

Sincerely,
Molly and Christopher-Jon Schmidt
~Sounds of the Sea~

From: [Ben Stone](#)
To: [Community Input Mailbox](#)
Subject: Short Term Rental Accommodations act . Loss of legal non-conforming status for existing BNBS
Date: April 14, 2024 7:12:25 PM

[External]

Mayor and Council,

I would like make a note that I am NOT in favor of the new zoning amendment bylaw 1310 changes in section 400 regarding Bed and Breakfast rules . In particular that the entry of the BNB be the same entry to the home of the resident. Lock boxes, coded entry, and separate entrances ensure the safety and independence of the operator and the guest. Offering continental breakfast is something that should be the residents choice, not a forced bylaw.

In my opinion, these amendments should have never been created and brought to council and will affect many locals long term housing finances. As a home, and business owner in Ucluelet, I feel that these amendments will affect locals and guests in a negative way. Particularly, the threat of having to shut down BNBS that were established before these amendments were proposed.

Ben Stone
236 Otter RD

From: [Salt + Cedar Bed and Breakfast](#)
To: [Info Ucluelet](#)
Subject: Fw: Urgent Appeal Regarding Legal Non-Conforming Status for B&B establishments
Date: Sunday, April 14, 2024 4:49:49 PM

[External]

Hi there,

Please see the email below I have sent to the mayor and council members. Please file this for Tuesday evening's council meeting.

Thank you,
Julie

From: Salt + Cedar Bed and Breakfast
Sent: Sunday, April 14, 2024 4:48 PM
To: mmcewen@ucluelet.ca <mmcewen@ucluelet.ca>; sanderson@ucluelet.ca <sanderson@ucluelet.ca>; jhoar@ucluelet.ca <jhoar@ucluelet.ca>; ikennington@ucluelet.ca <ikennington@ucluelet.ca>; mmaftei@ucluelet.ca <mmaftei@ucluelet.ca>
Subject: Urgent Appeal Regarding Legal Non-Conforming Status for B&B establishments

Dear Mayor and Esteemed Council Members,

I hope this message finds you well. I am writing to bring to your attention a matter of critical importance concerning the potential loss of Legal Non-conforming status for existing Bed and Breakfast establishments within our community.

As the proprietor of a Bed and Breakfast establishment that has been operating diligently and in full compliance with all regulations since its construction in 2021, I have followed every legal protocol meticulously. This includes obtaining building permits, securing district approvals, and consistently renewing my business license without fail.

The looming decision to revoke the Legal Non-conforming status for existing Bed and Breakfasts has cast a shadow of uncertainty over myself and numerous others in similar positions. This abrupt change not only jeopardizes our livelihoods but also undermines the significant investments we have made in our properties over the years.

It is imperative to recognize that this decision extends beyond the realm of Bed and Breakfasts alone. The repercussions will be felt by a wide array of local businesses, including shops, restaurants, and tour operators, as a reduction in tourist stays directly correlates to decreased spending within our community.

I implore the council to carefully consider the profound impact that revoking the Legal Non-conforming status will have on all 49 B&Bs operating under this zoning. Such a decision, if made hastily or without due consideration, could precipitate financial hardships and create an atmosphere of uncertainty for myself and the Ucluelet district as a whole.

In light of these concerns, I respectfully request that the District creates a B&B zone that would apply to those existing legal non-conforming B&B businesses to make them

conforming (i.e., despite section 404 of the zoning bylaw allow those specific properties to have their B&B rooms accessed by separate exterior entrances); or remove the regulations in section 404 of the zoning bylaw which restrict B&B rooms from having separate entrances from the main house.

We request you direct staff to renew business licences for existing established B&Bs for a period of one year while Council considers changes to the B&B regulations and other zoning amendments. In this case, Council could consider directing staff to prepare draft amendments and seek public input on changes such as: This extension will provide a crucial window for further dialogue, evaluation, and the pursuit of a fair and equitable resolution that takes into account the interests of all stakeholders involved.

Thank you for dedicating your time and attention to reviewing this urgent matter. I remain optimistic that with collaborative effort and thoughtful deliberation, we can navigate towards a solution that upholds the well-being of our community and its businesses.

Warm regards,
Julie Zoney and Wolfgang Sterr
Salt + Cedar - 1118 Coral Way



April 15, 2024

Subject: Short-term Rental Accommodations Act, loss of Licensed Non-conforming status for existing Bed and Breakfasts.

Dear Mayor and District Councilors,

We are Chris Johnston and Carolyn Langhelt, the proud owners of 378 Marine Drive Guest House. We would like to address the issue of the proposals being put to Council during the meeting of April 16th, 2024. These proposals essentially allow the District to cease issuing business licenses to independent Bed and Breakfast operators in Ucluelet that have been operating legally for years.

We carried out an extensive renovation to our property in 2019 and 2020 adhering to all zoning and building codes. Our vision with the renovation was to open a small intimate premium bed and breakfast with three suites for world travelers coming to experience the beautiful west coast of Vancouver Island. We utilized a local contractor and tradesmen to carry out our renovation. Our breakfast supplies and personal care products are supplied through local companies. We purchased artwork for the suites from local galleries and crafts people. While we do not have our guests enter through a common door, we engage with all our guests and promote our local restaurants, outfitters and adventure providers. Our experience has been that today's travelers are looking for more private accommodations to use as a home base to explore the local beaches and trails.

The definition of Bed and Breakfast as outlined in Section 404 of Bylaw 1301, 2022 is outdated and does not reflect the realities of travel in the 21st century. Bed and Breakfasts have existed for a very long time supporting travelers with room and shelter as they travel through an area. It is an old profession. However, Bed and Breakfasts have evolved with changes in modes of travel, communication and economics. We believe that the ten items under 404.1 reflect a specific era of Bed and Breakfasts that is not consistent with the needs of current world travelers.

We appreciate the District staff recommending to Council that some time be given to consider all of the implications in closing down existing Licensed Non-Conforming Bed and Breakfasts. We also fully understand the housing issue that the District is attempting to address with these measures. However the assumption that suites like ours will merely flip from short term renters to long term renters is flawed. Our business plan was never to become a long term landlord. We purposefully designed our suites for two traveling guests. Ironically, during our final inspection by the District before being granted our original business license, it was applauded by the inspector that we did not install full kitchens. This way our guests will be more inclined to visit the many local restaurants the community has to offer. The expense to completely redesign our suites for long-term residency would be cost prohibitive and would likely force us to sell our home, with no guarantee of turning it into long term rental supply.

We are hopeful that the Council can consider the impact that these proposals are having on many local families. We are a part of the fabric of the tourism economy that the community relies on and we look forward to continuing to be a part of it for many years to come.

Sincerely,

Chris Johnston and Carolyn Langhelt
378 Marine Drive Guest House
info@378marinedrive.ca
Business License # 6303

Dear Mayor and Council,

Subject: Short-Term Rental accommodations act: loss of legal non-conforming status for existing BnB's.

My name is Jess Bennett, I am a teacher at Ucluelet Secondary School. Together with my partner, Nicole Burtini, we have worked hard to achieve our long-time dream of living, working and starting a family in Ucluelet. We own and operate Slack Tide Suite BnB as part of our family home.

In 2017, I was fortunate to start the process of making dreams come true through the purchase of our Lot. We followed every rule, guideline, and bylaw designing our home. We consulted city staff, thoroughly vetted our house plans, asked specific questions in regards to BnBs, and complied to all requirements to build a legal home with a much-needed legal BnB mortgage helper. Four and a half years later, in 2021, we finally were ready to break ground.

Then, halfway through our build in 2022, we were met with our first legislative issue, Bylaw 1310 that threatened our dream to live here. We wrote our letters and we were given reassurance that we would be granted protection under the status of "legal non-conforming," despite building our home in compliance to all bylaws and regulations at the time. This new status allowed us to continue with plans to operate our long planned and much-needed BnB suite. With a sigh of relief, Nicole and I felt assured that we would be able to resume our West Coast life as part of this beautiful community, now with a baby on the way.

Today, in 2024, we are now faced with another serious Legislative blow to our dream of living here. This legislation is a very real threat to our livelihood that will also hurt the economy of Ucluelet. We cannot afford the loss of income in support of our home, nor can we afford a costly renovation to conform, or become a long-term rental. This could have devastating consequences for our family.

You have an opportunity to support approximately 46 households, many whom have stories similar to ours. Homes with families and community members who live, work, and seek a long rooted life here in Ucluelet.

We urge Council to follow the recommendation of Mr. Bruce Greg, Director of Community Planning, and take the least restrictive option in response to section 404 of the Provincial STRA Act.

Please give us time to sort this out and try to understand our options.

Thank you for reading our letter and hearing our story,

Sincerely,

Jess Bennett
Nicole Burtini, &
Iona Bennett

From: [Ed Chernis](#)
To: [Info Ucluelet](#)
Subject: Council Meeting Apr. 16, 2024 regarding STR's
Date: Monday, April 15, 2024 11:31:09 AM

[External]

To the Mayor and Council: I would like to express my support for the proposal to renew business licenses for those non-conforming B&Bs that have been caught up in the effects of Bill 35 on their livelihoods.

While it does not affect us personally, as our guests have always entered by the front door, I feel that exemptions should be granted to those who, through no fault of their own, due to the District of Ucluelet allowing residences to be built with exterior entrances to accommodate B&Bs

for years, find themselves in this situation.

Any Temporary Use Permit should be granted without cost to the homeowner. Perhaps the easiest solution is to remove the entrance requirement, as future construction, as I understand it, will not allow for exterior guest access.

Sincerely,

Ed & Julie Chernis
947 Amphitrite Place,
Ucluelet V0R 3A0

From: [Mark Marynowski](#)
To: [Community Input Mailbox](#); [Info Ucluelet](#); [Sarah King](#)
Subject: Short-term rental accommodations act: loss of legal non conforming status, 1754 Rainforest Lane
Date: Monday, April 15, 2024 10:46:07 AM

[External]

Dear Mayor and District Councillors,

I strongly urge you to choose option 5 on page 23 of the agenda.

As noted in option 5, you need to follow through with creating a B&B zone that would apply to the existing legal non-conforming B&B businesses to allow them to legally continue to operate.

Every non-conforming B&B got their business licence legally and adhered to all the bylaws in place at their time of construction.

Designing and building a conforming B&B is an easy thing to do when you are in the design process of building a home. However, it is an extremely hard thing to do once your house is complete.

We are currently building a house with a B&B suite with a separate entrance. We were told by the district to build a specific way to be approved for B&B and we did so. This specific way was laid out by you and is not a suitable suite for long term rental. If this gets deemed as an illegal B&B suite, we will not be legal to run as a B&B or have a legal long-term rental. Where is this going to leave us? This goes for many other non-conforming B&B's in this town, they were not built to be long term rentals and cannot be switched to long term rentals without extensive, costly renovation.

Once again, we need to allow all legal non-conforming B&B's to run for this summer and indefinitely. We are only talking about 46 legal non-conforming B&B's, and 8 homes that are in construction that had plans approved before 2022.

Backstory:

We purchased our lot in 2016 and began saving money and planning our build over the next 4 years. In 2020 we began construction with a planned nightly rental suite that was approved.

We have been working hard over the last 4 years on our home and are nearing completion. Our plans were approved, and B&B is included and written on those plans. We felt this same stress in 2022 when bylaws were changed, and we were thankfully grandfathered in. Fast forward two years and now the stress is back on us.

If we cannot run this area in our house as a B&B it will sit unused, it will be a huge financial burden to us and our growing family.

Thank you for your time,
Sincerely,

Mark Marynowski and Sarah King,

1754 Rainforest Lane

From: [Keara Lamotte](#)
To: [Info Ucluelet](#)
Subject: Dear Mayor and Council
Date: Sunday, April 14, 2024 8:33:57 PM

[External]

Dear Mayor & Council,

I am writing to you in regards to our short-term rental; the rental that affords us to live in this beautiful but expensive community, the rental that helps pay the bills, the rental that is a part of our livelihood.

We purchased our home nearly 5 years ago, knowing full well that we were overpaying due to the fact that the suite could have short-term rental potential. We crunched the numbers and pulled the trigger on our first home (with my parents as co-signers), determined that we could afford the \$3k mortgage payment due to renting the suite short-term.

Fast forward to now, with mortgage renewal on the horizon, inflation at an all-time high, unsteady interest rates and welcoming our first baby...and the risk of losing our mortgage helper. This new rule would not only cause our family great struggle but will force local families to sell their homes and leave town.

The impacted families ARE the community- the people who pay property tax, who work at the hospital, the schools, the hotels, the banks, the daycares, etc.

I urge you to pause and consider these points, consider that these families will lose much more than a few thousand dollars a year, these families and the community will suffer greatly.

Sincerely,

The Mckenzie's

Dear Mayor and Council,

My name is Laura Noges, and I am writing today on a personal note in regards to the potential loss of the 'Legal Non-Conforming Status' for B&B's through the adoption of zoning amendment bylaw No.1310.

I have been living in Ucluelet with my family for over nine years. We have been incredibly fortunate to have grown a large network of friends who love and play an integral part in this community. Many of these friends purchased or built a home with an income helper knowing that wages are lower than the 'big city' and job opportunities can be limited. Everyone had done their research and made educated choices prior to making the move, taking into account that we live in a remote resort town. All these friends that I am referring to did everything above board. They followed the zoning bylaws correctly and renewed their licenses each year.

I strongly suggest adopting Option 5 outlined in Section E with an amendment to the current zoning regulations outlined in Section 404, specifically speaking to the restriction of B&B rooms with separate entrances from the main home. This requirement possibly made sense in the past but since COVID, many tourists want their space, privacy and for the homeowners, safety is a big concern. This requirement should be removed, along with the shared common space.

I kindly ask you to please consider the damage it would cause if the community adopted the removal of legal non-conforming. We would likely lose some incredible individuals and families that live in this beautiful community.

Thank you for taking the time to read my letter.

Best regards,
Laura Noges

897 Barclay Place
Ucluelet, BC
V0R 3A0

From: [Andi Wardrop](#)
To: [Community Input Mailbox; Info Uduelet](#)
Subject: Dear Mayor and District Councillors
Date: Monday, April 15, 2024 2:06:30 PM

[External]

Dear Mayor and District Councillors,

I am writing to express my strong recommendation for the selection of option 5 outlined on page 23 of the agenda.

It is imperative to acknowledge that every non-conforming B&B establishment has acquired its business license through legal means and has adhered to all relevant bylaws in effect at the time. As laid out in option 5, it is essential to proceed with the establishment of a designated B&B zone that would serve to accept the operations of existing legal non-conforming B&B's

The process of designing and constructing a compliant B&B establishment is relatively straightforward when undertaken during the design phase of suite renovation. However, post-construction modifications to achieve compliance are exceedingly challenging, if not unattainable.

My partner, Simon, and I have ensured compliance with all regulatory requirements throughout the very long process. Although it required a year-long effort, we have recently secured our operating license. The Airbnb venture not only sustains my livelihood but also facilitates my residence and work in Ukee.

The suite was deemed eligible for permit due to how close it was to current bylaws at the time of construction, thereby being grandfathered into compliance. Any reclassification of our B&B suite as illegal would not only jeopardize our ability to operate as a B&B but also prevent us from long-term rental due to the manner of construction. This predicament is shared by numerous other non-conforming B&B establishments in our community, as they were not originally intended for long-term rentals and would also require extensive renovations for such conversions. I think we would see many people forced out of the community. I would hate to see this happen or need to make this choice.

I appreciate your attention to this matter.

Sincerely,

Andi Wardrop
1333 Pine Road

Andi Wardrop (she/her)



From: [Sean Galla](#)
To: [Info Ucluelet](#)
Cc: [Marilyn McEwen \(Ucluelet Mayor\)](#); [Shawn Anderson \(Ucluelet Council\)](#); [Jennifer Hoar \(Ucluelet Council\)](#); [Ian Kennington \(Ucluelet Council\)](#); [Mark Maftai \(Ucluelet Council\)](#); [Katie Lister](#)
Subject: Legal Non Conforming B&B Status
Date: Monday, April 15, 2024 1:49:33 PM

[External]

April 15, 2024

RE: Short-Term Rental Accommodations Act: Loss of Legal Non-Conforming Status for Existing B&B's

Attention:

Marilyn McEwen, Shawn Anderson, Jennifer Hoar, Ian Kennington, Mark Maftai

Dear District Councilors and Mayor,

As B&B license holders with the District of Ucluelet since 2022 (Ucluelet Heights, 1994 Athlone Rd.), we are very concerned that the loss of non-conforming legal status will affect our business.

Many young families in town were caught off guard by this news. As far as we are aware, Ucluelet meets the criteria for being exempt from the new "Provincial Short-Term Accommodations Act":

- Population under 10,000
- Resort municipality

Furthermore, in 2022 we attended Ucluelet council meetings when Bylaw 404 (b&b usage) was presented and passed. We were assured that the changes would not affect existing operating vacation rentals. Council and the district assured us that we would be "grandfathered in". We bought our property based on this assurance.

Now we face the possibility of losing our legal, non-conforming status. This would hurt us and other young families significantly.

This is no joke for us. We extended ourselves financially to purchase the house and have invested \$50,000+ on property improvements. We've worked hard to earn 350+ reviews with an average of 4.9 stars. This house is our retirement plan. With our mortgage helper, we won't be able to continue living here.

That will be a loss to the community and go counter to what you are trying to achieve.

You will lose local workers; people who are staples in the community.

Here are some examples from the legal non conforming b&b families we know:

- Katie Lister: Registered Nurse at the Tofino Hospital
- Tradespeople, some of whom work for the district of Ucluelet
- Physios, RMTs, clinic owners
- Teachers

Home builders

- Local small business owners

Many of the B&B operators at risk are young families who have planted their roots here for the long term and are engaged in the community. These types of people are the lifeblood of any community. With their B&Bs they also contribute to the local and tourism economies significantly more than the average resident. Removing our legal non-conforming status to create more housing opportunities will throw the baby out with the bathwater.

We support the recommendation of Bruce Greig, Director of Community Planning, “ That the Committee of the Whole recommends Council direct staff to renew those existing Bed and Breakfast business licenses that are legally non-conforming to section 404 of the zoning bylaw as of April 30, 2024, for a period of one year, notwithstanding section 2(2) of Ucluelet Business Regulation and Licensing Bylaw No. 922, 2003”

Moving forward we hope to have a more permanent solution in place that protects us legal non-conforming B&Bs.

Thanks for your time,

~Sean Gallagher & Kathryn Lister
1994 Athlone Rd.

