



Alberni-Clayoquot Regional District

BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 26, 2020, 1:30 pm

Due to COVID-19, the meeting will be held via Zoom Video Conferencing and will be livestreamed on the ACRD website at <https://www.acrd.bc.ca/>

REVISED AGENDA

	PAGE #
1. <u>CALL TO ORDER</u>	
Recognition of Territories.	
2. <u>APPROVAL OF AGENDA</u>	
<i>(motion to approve, including late items requires ALL VOTE 2/3 majority vote)</i>	
<i>Late Items for consideration:</i>	
• <i>Section 9.1 (c) - Added Material, Correspondence (2 items) - TUP19018, BRAIDEN, 8467 BOTHWELL ROAD (SPROAT LAKE)</i>	Revised 11-12
• <i>Section 9.1 (d) – Added Material, Correspondence - TUP19020, CURTIS, 8279 DICKSON DRIVE (SPROAT LAKE)</i>	Revised 13-15
3. <u>DECLARATIONS</u>	
<i>(conflict of interest or gifts exceeding \$250 in value as per section 106 of the Local Government Act)</i>	
Conflict of Interest Declaration: Chair John Jack regarding Agenda Item 8 (b)	
Request for Decision: Proposed Transfer of Tree Farm License 44	
4. <u>ADOPTION OF MINUTES</u>	
(ALL/UNWEIGHTED)	
a. Board of Directors Meeting – July 22, 2020	10-23
<i>THAT the minutes of the Board of Directors meeting held on July 22, 2020 be adopted.</i>	
b. COVID-19 Community Recovery Team (CRT) Meeting – July 21, 2020	24-25
<i>THAT the minutes of the CRT meeting held on July 21, 2020 be adopted.</i>	
c. Alberni Valley Regional Airport Advisory Committee Meeting – July 23, 2020	26-28

THAT the minutes of the Alberni Valley Regional Airport Advisory Committee meeting held on July 23, 2020 be adopted.

- d. **Alberni Valley & Bamfield Services Committee Meeting – August 11, 2020** **29-30**

THAT the minutes of the Alberni Valley & Bamfield Services Committee meeting held on August 11, 2020 be adopted.

5. PETITIONS, DELEGATIONS & PRESENTATIONS (10 minute maximum)

- a. **Sgt. Peter Dionne, Operations Support NCO, Port Alberni Detachment, RCMP regarding the Port Alberni RCMP Report for April – June 2020** **31-34**
- b. **Dan Buffett, CEO, Habitat Conservation Trust Foundation (HCTF) and Steve Kozuki, Executive Director, Forest Enhancement Society of BC (FESBC) regarding the economic, environmental and social benefits of HCTF and FESBC-funded projects.**
- c. **Chris Donison, Executive Artistic Director, Music by the Sea, regarding update on activities.**
- d. **Helen MacPhail Sims, Sims Associates Land Surveying Ltd & Fern Road Consulting Ltd, regarding Rezoning Application RD19010, Beauty Island.** **35**

6. CORRESPONDENCE FOR ACTION

(ALL/UNWEIGHTED)

- a. **REQUEST FOR BUS SERVICE** **36**
City of Port Alberni, August 20, 2020, requesting working with the ACRD to establish a bus route to East Vancouver Island.

Possible Motion:

THAT the Alberni-Clayoquot Regional District (ACRD) Board of Directors refer the request from the City of Port Alberni regarding exploring next steps in establishing a bus route to East Vancouver Island for consideration at the ACRD Board Strategic Planning Session in September 2020.

7. CORRESPONDENCE FOR INFORMATION

(ALL/UNWEIGHTED)

- a. **ISLAND COASTAL ECONOMIC TRUST** **37-39**
Arts & Tourism Projects to Receive Latest Small Capital Restart Funding

- b. **ISLAND COASTAL ECONOMIC TRUST** **40-42**
Powell River Receives Funding for Property Analysis and Attraction Campaign
- c. **ISLAND COASTAL ECONOMIC TRUST** **43-45**
Sechelt Downtown Improvements to Spur Economic Vitality
- d. **CITY OF FORT ST JOHN** **46-48**
BC Utilities Commission's decision on the approval of BC Hydro's application to amend the net metering service rate.
- e. **SUNSHINE COAST REGIONAL DISTRICT** **49**
Police Based Victim Services
- f. **MINISTRY OF AGRICULTURE** **50-51**
Consumers, producers to benefit from new oversight for BC meat inspection

THAT the Board of Directors receive items a-f for information.

8. REQUEST FOR DECISIONS & BYLAWS

- a. **REQUEST FOR DECISION** **52-55**
ACRD Board and Committee Meetings & Public Participation during the COVID-19 Pandemic
(ALL/UNWEIGHTED)

THAT in accordance with Ministerial Order M192, to protect the health and safety of staff, elected officials and the public and to adhere to the requirements of the Public Health Act, Alberni-Clayoquot Regional District (ACRD) Board and Committee meetings continue to be held via Zoom video conferencing during the COVID-19 pandemic; and

THAT in the interest of openness, accountability and transparency, ACRD Board and Committee meetings continue to be livestreamed on the ACRD Website and the public continue to be given an opportunity to present to the Board as a delegation or to submit input respecting an agenda item by emailing responses@acrd.bc.ca; and,

THAT Regional District staff be instructed to investigate using Zoom webinar or other electronic means for increased public participation in ACRD Zoom meetings.

- b. **REQUEST FOR DECISION** **56-61**
Proposed Transfer of Tree Farm License 44
(ALL/UNWEIGHTED)

THAT the ACRD Board of Directors support the proposed transfer of Tree Farm License 44, providing Huumiis Ventures Limited Partnership a 51% ownership of

Tree Farm License 44 Limited Partnership, and Western Forest Products Inc. a 49% ownership of Tree Farm License 44 Limited Partnership.

- c. **REQUEST FOR DECISION** **62-67**
Emergency Medical Responder Medical Oversight for Bamfield
Volunteer Fire Department - Iridia Medical Inc.
(ALL/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors enter into an agreement for the provision of Emergency Medical Responder Medical Direction to the Bamfield Volunteer Fire Department with Iridia Medical Inc.

- d. **REQUEST FOR DECISION** **68-83**
Fire Protection Services Agreement – Hupacasath First Nation and
Sproat Lake Volunteer Fire Department
(ALL/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors authorize the Chief Administrative Officer to enter into an interim Fire Protection Services Agreement, until December 31, 2020, with the Hupacasath First Nation, allowing the Sproat Lake Volunteer Fire Department to provide structural fire protection services to Kleekhoot Indian Reservation No. 2, with any long term changes to the agreement being brought back to the ACRD Board of Directors.

- e. **REQUEST FOR DECISION** **84-103**
Sproat Lake Volunteer Fire Department - Great Central Lake Dry Fire
Hydrant Contract
(ALL/WEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors award the contract for the placement of the Sproat Lake Volunteer Fire Department - Great Central Lake Dry Fire Hydrant to Great Central Holdings Ltd. for the quoted price of \$0.00.

- f. **REQUEST FOR DECISION** **104**
AVRA – Lease renewal – Northern Lights Aviation Ltd.
(ALL/WEIGHTED)

THAT the ACRD Board of Directors renew the Northern Lights Aviation Ltd. lease at the Alberni Valley Regional Airport for a (3) three-year term commencing September 1st, 2020 and ending August 31st, 2023 at a rate of \$1613.00 per year plus applicable taxes and yearly BC CPI increases, with the option to renew for (2) two more (3) year terms.

- g. **REQUEST FOR DECISION** **105**
Amendment to Lease Lot # 16 Alberni Valley Regional Airport
(ALL/WEIGHTED)

THAT the ACRD Board of Directors approve entering into a (3) three-year lease agreement with SRM Restorations for lot # 16 at the Alberni Valley Regional Airport (AVRA) effective September 1st, 2020 to August 31st, 2023 at a rate of \$1529.78 per year plus applicable taxes and yearly BC CPI increases.

- h. **REQUEST FOR DECISION** **106-114**
City of Port Alberni Collection of 3-stream Waste Service
(PARTICIPANTS/WEIGHTED)

THAT the ACRD Board of Directors support Option 1 – City of Port Alberni Collection of the proposed 3-Stream (Recycling, Organics and Waste) Automated Waste Service.

- i. **REQUEST FOR DECISION** **115-118**
Bylaw R1033-1 Tipping fee for Mattresses at the West Coast Landfill
(ALL/UNWEIGHTED)

THAT the Alberni-Clayoquot Regional District Board of Directors give first reading to Bylaw R1033-1, West Coast Landfill Tipping Fee and Regulation Amendment, 2020.

THAT the Alberni-Clayoquot Regional District Board of Directors give second reading to Bylaw R1033-1, West Coast Landfill Tipping Fee and Regulation Amendment, 2020.

THAT the Alberni-Clayoquot Regional District Board of Directors give third reading to Bylaw R1033, West Coast Landfill Tipping Fee and Regulation Amendment, 2020.

THAT the Alberni-Clayoquot Regional District Board of Directors adopt Bylaw R1033-1, West Coast Landfill Tipping Fee and Regulation Amendment, 2020.

9. PLANNING MATTERS

9.1 ELECTORAL AREA DIRECTORS ONLY
(PARTICIPANTS/UNWEIGHTED)

- a. **DVD20005, COULSON, 10067 COULSON PLACE (SPROAT LAKE)** **119-124**
Development Variance Permit Application – Report

THAT the Board of Directors consider issuing development variance permit DVD20005, subject to neighbouring properties being notified as per Local Government Act s.499.

- b. **RD20004, RHODES/CARNIATO & COSS, LOT 3 CENTRAL LAKE ROAD (SPROAT LAKE)** **125-146**
Rezoning Application – Report and Bylaws P1408 and P1409

THAT Bylaw P1408 Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw be read a first time.

THAT Bylaw P1409 Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be read a first time.

THAT the public hearing for Bylaws P1408 and P1409 be delegated to the Director for Electoral Area ‘D’, the Alternate Director or the Chairperson of the Regional District.

THAT the Board of Directors confirm that adoption of Bylaws P1408 and P1409 is subject to:

The applicant agreeing to a covenant preventing future subdivision;

Confirmation of adequate water for four (4) cottages;

Confirmation of suitable sites for sewage disposal; and

Meeting technical referral agency requirements.

- c. **TUP19018, BRAIDEN, 8467 BOTHWELL ROAD (SPROAT LAKE)** **147-149**
Temporary Use Permit Application – Memorandum and Permit
LATE ITEM: Added Material – Correspondence from A. Mason and R. McKenzie **Revised 11-12**

THAT the Board of Directors issue Temporary Use Permit TUP19018.

- d. **TUP19020, CURTIS, 8279 DICKSON DRIVE (SPROAT LAKE)** **150-152**
Temporary Use Permit Application – Memorandum and Permit
LATE ITEM: Added Material – Correspondence from A. Myrfield **Revised 13-15**

THAT the Board of Directors issue Temporary Use Permit TUP19020.

- e. **RE20001, ANKER, 6261 LAMARQUE ROAD (BEAVER CREEK)** **153-155**
Rezoning Application – Memorandum and Bylaw P1404

THAT Bylaw P1404 Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be adopted.

- f. **RE20002, MCNAMARA & 0960271 BC LTD, 6755/6765 BEAVER CREEK ROAD (BEAVER CREEK)** **156-158**
Rezoning Application – Memorandum and Bylaw P1407

THAT Bylaw P1407 Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw be adopted.

9.2 ALL DIRECTORS
(PARTICIPANTS/UNWEIGHTED)

- a. **MISC20006, TOQUAHT NATION, ADDITION TO SETTLEMENT LANDS (LONG BEACH)** **159-173**
Miscellaneous Referral – Report

THAT the Board of Directors direct staff to notify the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that the ACRD supports Toquaht Nation's fee simple disposition for Lot A, District Lot 2219, Clayoquot District, resulting in an Addition to Treaty Settlement Lands.

- b. **MISC20007, TOQUAHT NATION, ADDITION TO SETTLEMENT LANDS (LONG BEACH)** **174-181**
Miscellaneous Referral – Report

THAT the Board of Directors direct staff to notify the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that the ACRD supports Toquaht Nation's fee simple transfer for PIN 153030 & 152960 (Stopper Islands, Macoah Passage), resulting in an Addition to Treaty Settlement Lands.

- c. **ACRD AGRICULTURAL PLAN IMPLEMENTATION PROJECT (ALL AREAS)** **182-185**
Progress Report 2020

THAT the Board of Directors receive the report.

- d. **JULY 30, 2020 PROVINCIAL NEWS RELEASE – ALC FEES, SOIL REMOVAL AND PLACEMENT OF FILL IN THE ALR (ALL AREAS)** **186-193**
Memorandum

THAT the Board of Directors receive the memorandum.

10. REPORTS

10.1 STAFF REPORTS
(ALL/UNWEIGHTED)

- a. **Meeting Schedule – September 2020** **194**
b. **Building Inspection Report – July 2020** **195**

- c. **Emergency Operations Centre Update – verbal report
– H. Zenner, Protective Services Manager**
- d. **'Hole in the Wall' Visitor Attraction – D. Holmes, CAO** **196-198**
- e. **Update on 3rd Ave Depot – B. Sauve, Environmental Service
Coordinator** **199-201**
- f. **Recycling App – verbal report – J. Brunn, Interim General Manager of
Community Services**
- g. **West Coast Landfill – Financial Update and Fall Operating Hours –
J. Brunn, Interim General Manager of Community Services** **202-203**
- h. **Board Strategic Priorities and Resolved Staff Actions – D. Holmes, CAO** **204-228**

THAT the Board of Directors receives the Staff Reports a-h.

10.2 COMMITTEE REPORTS

10.3 MEMBER REPORTS (ALL/UNWEIGHTED)

- a. 9-1-1 Corporation – J. McNabb
North Island 911 Apportionment Methods – Information Report **229-238**
- b. Vancouver Island Regional Library – P. Cote
- c. Alberni Valley Chamber of Commerce – S. Minions
- d. Air Quality Council, Port Alberni – D. Bodnar
- e. West Coast Aquatic Board – J. Osborne
- f. Association of Vancouver Island & Coastal Communities – P. Cote
- g. Beaver Creek Water Advisory Committee – J. McNabb
- h. West Island Woodlands Advisory Group – J. McNabb
- i. Agricultural Development Committee – T. Shannon/P. Cote
- j. Other Reports

THAT the Board of Directors receives the Member Reports.

11. UNFINISHED BUSINESS

12. LATE BUSINESS

13. QUESTION PERIOD

Questions/Comments from the Public, respecting an agenda item, can be emailed to the ACRD at responses@acrd.bc.ca and will be read out by the Corporate Officer at the meeting.

14. RECESS
(ALL/UNWEIGHTED)

Motion to recess the Regular Board of Directors Meeting in order to conduct the Regional Hospital District Meeting.

15. RECONVENE

16. IN-CAMERA
(ALL/UNWEIGHTED)

Motion to close the meeting to the public as per the Community Charter, section(s):

- i. 90 (1) (a): personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district;*
- ii. 90 (1) (b): personal information about an identifiable individual who is being considered for a regional district award or honour, or who has offered to provide a gift to the regional district on condition of anonymity;*
- iii. 90 (1) (c): labour relations or other employee relations;*
- iv. 90 (1) (i): the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*
- v. 90 (1) (j): information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;*
 - 21 (1) (a) (ii) of FOIPPA: the head of a public body must refuse to disclose to an applicant information, that would reveal, commercial, financial, labour relations, scientific or technical information of or about a third party;*
- vi. 90 (2) (b): the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

17. REPORT OUT - RECOMMENDATIONS FROM IN-CAMERA

18. ADJOURN
(ALL/UNWEIGHTED)

**Next Board of Directors Meeting: Wednesday, September 9, 2020, 1:30 pm
Via Zoom Video Conferencing**

From: [Allan Mason](#)
To: [Planning Shared](#)
Subject: proposed temporary use permit TUP19018 - 8467 Bothwell rd
Date: August 20, 2020 10:59:10 AM

I personally am against short term recreational rentals in this area, noise and rowdiness issues in a residential area. Also there should be a public access to the lake on or near this property. Al Mason

From: [Ramona](#)
To: [Planning Shared](#)
Subject: TUP19018-8467 Bothwell road, Port Alberni
Date: August 25, 2020 12:03:03 PM

Hi,

In response to the temporary use permit for 8467 Bothwell Rd, I reside next door at 8395 Dickson Drive.

During the time the cabin has been used for vacation rentals, I've had very few issues with renters.

One time, during spring covid times, a renter was audibly coughing regularly, and I hadn't even been informed that they were continuing to rent at that time. It would be most appreciated if covid protocols (not allowing sick people to stay) were followed as I'm immune compromised and the cabin is very close to my property.

As for other issues, I have spoken to the neighbour about them and would like them to be documented with the ACRD in case the current owner moves or becomes non-compliant.

Cathy has 2 docks on her property. In the past, the cabin dock is situated right on or slightly over my property line. Renters have then parked boats on my side, blocking my view and water space. My dock is situated as close to centre of my property as possible so not to infringe on neighboring spaces.

I request that:

- 1) the docks be kept on her side of the property line
- 2) that renters boats be secured to the side of her cabin dock between it and her main dock, or on her main dock so they are not blocking boat access to my dock and water space
- 3) the cabin dock be properly secured in winter months as it has in the past, ended up on my beach area, against my dock and on top of my water line.

If the cabin dock issues are resolved/kept in front of her property, and proper covid protocols are followed, I have no issue with their application. They have been wonderful neighbors and renters have been (99% or more of the time) respectful and awesome.

Thank you,

Ramona McKenzie

Get [Outlook for iOS](#)

Charity Hallberg Dodds

From: Allen Myrfield <allenmyr@telus.net>
Sent: August 21, 2020 5:59 PM
To: Planning Shared
Subject: TUP19020 8279 Dickson Dr.

I'm having trouble sending from my computer. I have taken 2 pictures with the same thing incase one shows better. Let me know if it is visible to you.
Allen Myrfield.

Rejecting TUP19020 - 8279 Dickson Drive/from long time owners (1960) Allen Myrfield, Lyle Myrfield,Neil Myrfield of Lot 20

To: planning@acrd.bc.ca.

Cc: "Lyle Myrfield <lmyrfield@shaw.ca>Neil Myrfield <neilanddeb@telus.net>"

Subject: Rejecting TUP19020 - 8279 Dickson Drive/from long time owners (1960) Allen Myrfield, Lyle Myrfield,Neil Myrfield of Lot 20

From: Allen Myrfield - allenmyr@telus.net

Dear Planning Department,

The three above long time owners of Lot 20 are asking for you to Reject the application for TUP19020 on 8279 Dickson Drive. We were one of the first ones in the area and don't want it to change from Single Family Residential. There are many reasons for this. Some of these are: Water Quality, Sensitive Salmon Habitat (Spawning), People over crowding, Noise, Garbage floating by, Boats, remote control toys on the water, Jet Skis Noise and Waves, Wake Board Boats Waves, Camp Fires out of Season, Property Breaches by Renters. We have experienced all of the above from STR next door to us with no Recourse.

Our experience has been Harrowing. Everybody we know says we have put up with a lot over the last number of years by neighbours only interested in making a profit at our expense. These are things I noticed on the application that shouldn't be overlooked or better put, Not Allowed.

According to the Septic Inspection, the Septic Tanks are under sized for todays standards and the 2 Drainage runs are not adequate. There is no Barrier preventing vehicles from driving over the septic line drainage field. Crushing the lines would cause even less than already under standard drainage in a environmentally sensitive areas, such as the Park one lot over and the Flow from there along our shore line and down the Sproat River, compromising all the lots on the way, with water Contamination of drinking water and Salmon Habitat as well as the Park next door being a Salmon Spawning Ground.

I believe that if a party can't afford to buy the property without getting the already Residential Zoning changed in order to STR, in order to afford it, and therefore putting it on the backs of Established near by Owners. This can not be allowed to happen and changing the essence of the area for ever. We have been experiencing this for 8 years in this area, with no help from the Regional District. In Fact When I came in to complain, the attitude was that it was OK for people to buy and rent out short term in order to pay for such property. That in person meeting was before the Regional District had figured out how to allow or dis allow STR.

Since Then a well off owner next door to us took advantage of us in every way. From breaching property lines with fences, cement stairs, wharf on our property, boats moored on our property, swimming in our area, too many renters than allowed for property, too many boats and more guests, Wake Board Boats disturbing the shore line and compromising the tied up boats, Noisy remote controlled toys on the water. That well to do owner was Maryann Sebastian, who was set up by Contractor and boyfriend Craig Bowerman. He bought the property for her to Manage it. They were Elusive and didn't move their wharf over when asked. They didn't get a Survey of the property when they purchased it and therefore breached the property line. Knowing this they sold after years of STR at a Hugh Profit and keeping quiet about the Garage, compost, fence, cement stairs, wharf that were all breaching our property line. they also didn't advise the new owners to get a Survey before they bought it from them. We are now stuck with the same problem all over again.

Even though you make rules for the STR, the rules are always broken, with no or little Recourse. Too many people, boats, extra guests, over burdening facilities, noise, imposing on their neighbours. The renters want there moneys worth. One of the biggest things was a STR group had a camp fire during a fire ban. Sparks were flying up into our trees. That could have resulted in a catastrophic loss of all the properties near by. It could have destroyed everything in site.

I believe that if you allow this permit to go through, the flood gates are open to more STR in our area. Next door especially. The new owners next door have already STR the place all last summer and some this summer too, without a permit. We still have the property breach problem that was left by Maryann Sebastian and Craig Bowerman. They are now reconstructing their house in Jedstad Park water front property from the profits gained off of our backs.

We are owners since 1960. We deserve to have our area free of STR. Please Reject TUP19020 - 8279 Dickson Drive, to preserve the area to Single Family Residential Zoning STILL.

Yours truly,
Allen Myrfield, Lyle Myrfield and Neil Myrfield, Lot 20 Dickson Drive.

Dear Planning Department,

The three above long time owners of Lot 20 are asking for you to Reject the application for TUP19020 on 8279 Dickson Drive. We were one of the first ones in the area and don't want it to change from Single Family Residential. There are many reasons for this. Some of these are: Water Quality, Sensitive Salmon Habitat (Spawning), People over crowding, Noise, Garbage floating by, Boats, remote control toys on the water, Jet Skis Noise and Waves, Wake Board Boats Waves, Camp Fires out of Season, Property Breaches by Renters. We have experienced all of the above from STR next door to us with no Recourse.

Our experience has been Harrowing. Everybody we know says we have put up with a lot over the last number of years by neighbours only interested in making a profit at our expense.

These are things I noticed on the application that shouldn't be overlooked or better put, Not Allowed.

According to the Septic Inspection, the Septic Tanks are under sized for todays standards and the 2 Drainage runs are not adequate. There is no Barrier preventing vehicles from driving over the septic line drainage field. Crushing the lines would cause even less than already under standard drainage in a environmentally sensitive areas, such as the Park one lot over and the Flow from there along our shore line and down the Sproat River, compromising all the lots on the way, with water Contamination of drinking water and Salmon Habitat as well as the Park next door being a Salmon Spawning Ground.

I believe that if a party can't afford to buy the property without getting the already Residential Zoning changed in order to STR, in order to afford it, and therefore putting it on the backs of Established near by Owners. This can not be allowed to happen and changing the essence of the area for ever. We have been experiencing this for 8 years in this area, with no help from the Regional District. In Fact When I came in to complain, the attitude was that it was OK for people to buy and rent out short term in order to pay for such property. That in person meeting was before the Regional District had figured out how to allow or dis allow STR.

Since Then a well off owner next door to us took advantage of us in every way. From breaching property lines with fences, cement stairs, wharf on our property, boats moored on our property, swimming in our area, too many renters than allowed for property, too many boats and more guests, Wake Board Boats disturbing the shore line and compromising the tied up boats, Noisy remote controlled toys on the water. That well to do owner was Maryann Sebastian, who was set up by Contractor and boyfriend Craig Bowerman. He bought the property for her to Manage it. They were Elusive and didn't move their wharf over when asked. They didn't get a Survey of the property when they purchased it and therefore breached the property line. Knowing this they sold after years of STR at a Hugh Profit and keeping quiet about the Garage, compost, fence, cement stairs, wharf that were all breaching our property line. they also didn't advise the new owners to get a Survey before they bought it from them. We are now stuck with the same problem all over again.

Even though you make rules for the STR, the rules are always broken, with no or little Recourse. Too many people, boats, extra guests, over burdening facilities, noise, imposing on their neighbours. The renters want there moneys worth. One of the biggest things was a STR group had a camp fire during a fire ban. Sparks were flying up into our trees. That could have resulted in a catastrophic loss of all the properties near by. It could have destroyed everything in site.

I believe that if you allow this permit to go through, the flood gates are open to more STR in our area. Next door especially. The new owners next door have already STR the place all last summer and some this summer too, without a permit. We still have the property breach problem that was left by Maryann Sebastian and Craig Bowerman. They are now reconstructing their house in Jedstad Park water front property from the profits gained off of our backs.

We are owners since 1960. We deserve to have our area free of STR. Please Reject TUP19020 - 8279 Dickson Drive, to preserve the area to Single Family Residential Zoning STILL.

Yours truly,
Allen Myrfield, Lyle Myrfield and Neil Myrfield, Lot 20 Dickson Drive.