

Date Received

SEP 28 2023

QB Town

File No.

580.138

From:

[Redacted]

Sent:

Thursday, September 28, 2023 9:27 AM

To:

QB Town

Subject:

Oct 11 Public Hearing

Council  
LV LS RA

Log  
PH binder

Dear Town of QB:

Re: Oct 11 Public Hearing on Zoning Amendment Bylaw No.580.138, 2023

Not clear on what Council intends by the proposed definition of Lock-off Unit:

"Lock-off Unit means a smaller dwelling unit or bedroom within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a Secondary Suite."

Does this mean the definition of a Lock-Off unit is different from that of secondary suites, or  
Does this mean the dwelling may not have a secondary suite & a lock off unit, or  
Does this mean the lock off unit may not be within the premises of a secondary suite?

In my view, the more rental accommodation created in SF dwellings the better and a res. dwelling should be allowed a secondary suite **and** a lock-off unit.

Also, the definition is a bit onerous in requiring separate *external* access if that means a separate door to outside. For instance, the Vancouver guideline is that "Each unit must have direct access to a hallway, corridor or the outside..." which is more reasonable.

Yours,

[Redacted]  
301 Lacoupee Way  
Qualicum Beach BC V9K 2S1

Date Received

SEP 28 2023

580.138

QB Town

File No.

**From:** [REDACTED]  
**Sent:** Thursday, September 28, 2023 9:42 AM  
**To:** QB Town  
**Subject:** Oct 11 Public Hearing on Zoning Amendment Bylaw No.580.138, 2023

Dear Town of QB:  
 Re: Oct 11 Public Hearing on Zoning Amendment Bylaw No.580.138, 2023

I strongly object to the following proposed amendment:

(h) Schedule '6B', Table 1, Required Number of Off Street Parking Spaces, 1. All Zones Outside The "Village Neighbourhood" and 2. Village Neighbourhood Zones is hereby amended by adding Lock Off Suite under "Use" and 1 (one) one under "Required Parking Spaces".

There are far too many cars in QB and far too much space allotted to roads, street parking, garages and driveways. At the same time there are far too few rental units available. Council should make the creation of rental units in res. areas as easy & desirable as possible, so the requirement for an additional parking spot for lock-off units is counter-productive. A possible exception is on a few streets in the downtown core, where parking is scarce. But everywhere else in QB, parking is not an issue and not worth discouraging potential low-cost, affordable, easily-created rental units.

[REDACTED]  
 [REDACTED]acouvee Way  
 Qualicum Beach BC, V9K 2S1  
 [REDACTED]

**QB Town**

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**From:** [REDACTED]  
**Sent:** Thursday, September 28, 2023 9:06 AM  
**To:** QB Town  
**Subject:** housekeeping

Just a small housekeeping correction to the housekeeping items proposed for the Oct. 11 public hearing. While the Sept. 6 Council minutes refer to including a definition for a "Short Term Vacation rental", the PH refers to creating a definition for "Short Term Rental". Not sure if this is important, but best to dot all i's etc.

[REDACTED]  
Lacouvee Way  
Qualicum Beach BC, V9K 2S1  
[REDACTED]

Date Received SEP 28 2023  
File No. 500.130  
 ANSWERED  RESPONSE  
Council  
LVLS RA  
Log  
PH binder

## QB Town

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**From:** [REDACTED]  
**Sent:** Wednesday, October 11, 2023 9:21 AM  
**To:** QB Town  
**Subject:** October 11, 2023 Public Hearing - Land Use and Subdivision Bylaw No. 580.138, 2023 (Housekeeping Amendments Bylaw)

Mayor and Council:

I hope that you will consider these comments on this proposed housekeeping bylaw.

### **Proposed New Definitions for Short-term Rental Vacation Rental and Lock-off Unit**

I do not consider these new definitions to be minor corrections or minor issues to be included in a housekeeping amendment bylaw. These proposed definitions would apply to residential dwelling units. This is a significant change that could have broad application. Inclusion of these definitions now raises a number of questions that have not been answered by the Town and on which the public has not been engaged. In my view, the Town should remove these definitions from this bylaw at this time.

As I expressed to Council by email on May 24, 2023 in the context of the rezoning for 230 Second Avenue West, the Town needs to do a review and update of its bylaws to clarify unit types and where and how certain uses will be permitted, including short-term rentals and lock-off units. Adding these new definitions now before a review has been done and while we are still awaiting clarity on the provincial government's role does not seem to be a prudent approach. Perhaps staff have considered the options and appropriate wording and feel it is necessary to do this now, but the purpose and rationale has not been fully explained to the public.

In my view, the Town may have a potential issue when it considers the development permit application for 3022 Island Highway West. This application was revised to include "lock-outs", but they are not contemplated in the current zoning. If the Town adopts these definitions, then does the zoning for 3022 Island Highway West need to be amended or does the zoning bylaw need to be amended to include clarity on the zones where lock-off units will be permitted?

I see issues in the wording of the new definitions. It is important that the new definitions be clear and consistent with other areas of the Town's bylaw. "Short-term Rental Vacation Rental" is unnecessarily long and should be shortened. Other issues relate to things like what is a room for the purposes of the short-term rental definition (is it a bedroom, sleeping unit? should there be access to washroom facilities?), should it be temporary "overnight" rental, and should it include a reference to lock-off units as those types of units are quite likely to be used as short-term rental. How do secondary suites and lock-off units differ for the purposes of short-term rental? In the definition for "Lock-off Unit", I think the expectation would be that these unit types could be flexible (e.g., may or may not include cooking facilities, could be rented out short-term as desired by the owner), so referencing "dwelling unit" based on the Town's definition in the bylaw may not be adequate. Also, should the definition not include a prohibition on stratifying the unit separate from the principal dwelling unit as is the case for secondary suites? I realize other local governments have used similar definitions, but how they relate to our bylaw is important to consider and I think it's fair to say that local governments have not been particularly successful in regulating this area.

From a drafting perspective, the Town should be consistent in capitalization. The zoning bylaw definitions are typically not capitalized and I would not capitalize them in this amending bylaw, but recognize there is some inconsistency in new provisions that have been added over the recent years.


### **Off-Street Parking Table**

In the proposed amendment to the table of required off-street parking spaces, the reference to "Lock Off Suite" should be changed to "Lock-off Unit" if that is the definition approved by Council. Using "Lock-off Unit" does raise the question of whether this parking requirement is meant to apply to the Pheasant Glen development where the zoning allows for "Lock off Suite Accommodation". If it is meant to apply to Pheasant Glen, then the Town should include "Lock off Suite Accommodation" as well or modify the proposed lock-off definition.

### **Cannabis-Related Business and Temporary Use Permit**

The amendment refers to including P1 as an area where cannabis-related businesses may be permitted as a temporary use. If this is meant to apply to the temporary use permit for 124 Harlech Road, the zoning map shows the applicable zone as P7, but perhaps I am missing something. Since I believe temporary use permits can only be issued for a maximum of two 3-years terms, it raises the question of the necessity for doing this now. Time may be running out for this particular operator in this location unless the zoning restrictions for this location are amended.

I appreciate the opportunity to provide input on this. Thank you.

 Eaglecrest Drive  
Qualicum Beach,, BC  
V9K 1E9