

Danny Donato
Property owner of 1807 & 1825 Hay Road
Revelstoke, B.C.

January 20th, 2017

Attention: Corporate Officer

Re: Zoning Amendment Bylaw No. 2164 / 1789 Hay Road

I am writing this letter to express my opposition to the rezoning of 1789 Hay Road to Vacation Rental use. I own the lot adjacent to this property (1807 Hay Road). If this rezoning is approved, my single family residential lot will be in the middle of two vacation rental properties. (1815 is the lot on the other side which is already rezoned for vacation rental use). When I purchased this lot, my intent was to build a family home in this area. Given what has transpired over the last couple of months with the approval of several vacation rentals in this area, my wife and I are having second thoughts about this.

I am aware that the property owner operates a bed and breakfast, and I have no objection to the operation of a bed and breakfast. However, I do have concerns regarding vacation rentals and the impact they have on existing neighborhoods. My concerns are similar to those already expressed by many residents in this area: traffic, parking, safety, and retaining the character of the neighborhood. I am also concerned that vacation rental properties are taking away from the long term rental market. How many vacation rentals can one area be expected to accommodate? Operating a vacation rental is a business, and embedding commercial uses within existing residential neighborhoods changes the character of the neighborhood. I do not want my lot to be in between two vacation rentals.

I am not aware of any criteria Council is using to base their decision on whether or not to approve or deny vacation rentals. The development behind the properties on Hay Road (David Evans Property) permits vacation rentals. I attended the open house and public hearing for that development. The development plans illustrated that there is a buffer zone between the Hay Road properties and the development. What is the purpose of the buffer, if vacation rental zoning is permitted along Hay Road?

Thank you for your consideration

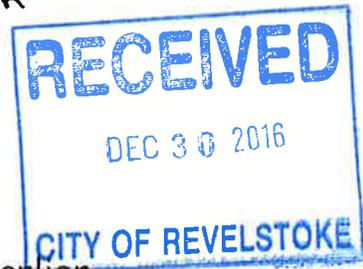
Danny Donato

ZON 2016-47

FOR: -

Public Hearing
Council
Tuesday, Jan 10
2017
3 pm

Thursday, December 29th, 2016



Dear Friends/Neighbors...

Please forgive me for not having spoken to each of you earlier with regard to the proposed zoning amendment re our property, 1789 Hay Road. This application is for rezoning from R1 Single Family Residential to R1v Single Family Vacation Rental District.

We did not see any change in our presence in the neighborhood should this zoning change be approved, so we did not anticipate any concern over our application.

We have operated the bed and breakfast, Adventurer's Guest House, since January 1, 2009, and have never had any concerns expressed by our neighbors.

Our rezoning application would simply mean that we would be able to offer full kitchen facilities to our guests; it has become increasingly difficult for me to offer full service breakfasts, due to my work obligations, both winter and summer.

We would like to be able to offer our guests the same excellent accommodation they have always enjoyed at Adventurer's Guest House, but with the added bonus of a full kitchen at their disposal.

It is my intention to continue to live in the house, upstairs, with the guests' area downstairs.

Please do not hesitate to get in touch, should you have any concerns.

Kirk Murray 250-837-4876 info@adventurersguesthouse.com

A handwritten signature in black ink, appearing to read "Kirk Murray", written over a horizontal line.

City of Revelstoke
Box 170
Revelstoke, BC V0E 2S0

RE: Public Hearing for Zoning Amendment Bylaw No. 2164/Robert & Nancy Murray /1789 Hay rd, Revelstoke, BC

Dear Council;

Please accept this letter on my behalf to express my opposition and concern to the vacation rental at the above mentioned property.

The property has been running as a B&B since Jan 1, 2009. While there have been no issues with the B&B or the guests. B&B's are not as much of a concern as the property owner is living on site and can monitor the noise levels and parking.

I do have some reservations about the property becoming rezoned as a Vacation Rental.

I understand from the property owners that they will be continuing to reside on the property, and the rezoning is just to enable a kitchen to be added to the guest area.

I do have some concerns about the rezoning when the property sells , and change owners, or the owners chose to move off the property.

Any future owner may not be as responsible as the previous and issues with noise, parking and security, with the residence now being rezoned as a vacation rental could cause some issues.

I have lived on my property for the past 23 years and have seen the changes to my neighborhood in the past 5 years, which have not all been so favorable.

A large sense of loss of community has happened in my neighborhood, on Hay Road there are a min of 6 vacation rentals/B&B legal and not, just from the corner of Nichol Rd. to my residence on Hay Rd Neighbors are unknown, families have moved out of the neighborhood, decreasing school populations. With increasing Vacation Rentals, this also decreases the permanent population basis for funding for schools, hospitals, programs and volunteers to many committees and charitable organizations.

I urge council to consider the impacts of approving so many vacation rentals, and the impact it is having on neighborhoods, and funding from provincial money that is tied to permanent resident status. This will be having impact as well as volunteers as the community changes from a permanent residence to a vacation rental temporary residency.

Please consider my comment and concerns.

Thank you for your time and consideration.

Respectfully,

Penelope Merke
1767 Hay Road