

June 18, 2024

To: RDOS Planning Department

Re: Temporary Use Permit (TUP) Application for 456 North Beach Rd

Property Folio Number: F-06708.020

We hope you will find all the necessary documents pertaining to our TUP application for a vacation rental.

Proposed temporary use is for a vacation rental on the ground floor level. There are 2 bedrooms and 1 bathroom available for guest use. Our family lives upstairs. We intend to pre-screen all guests (identity verified and positive reviews) prior to accepting any bookings. We will have house rules posted in the suite which include, but are not limited to, 'No Parties' and 'Quiet Hours from 10 pm to 7 am. We are here on site to enforce such rules.

We are aware that our immediate community does not support this vacation rental. Our understanding is that their concern is the affect it will have on their private and quiet lake access/enjoyment. This lake access is technically public, anyone can go there. But we value community and want to keep our neighbors happy. We can mitigate this concern by communicating to our guests that the lake access is a small area between 2 signs, when in fact, it is a much larger area, leaving a larger section for the neighbors to enjoy privately. See Diagram A for more details. Other than the lake access concern, we have not heard any other concerns from neighbors, and believe there would be no further impact on the community. We are year-round members of this community and we strive to improve community relations.

We believe that this vacation rental should be approved as it will benefit the greater community and the tourism industry. The local fruit stand, wineries and other local businesses, all benefit from visitors to our region. It also creates jobs for cleaners and landscapers for example. Lastly, it will be extremely vital to our family being able to afford to keep this house that we have largely built ourselves and have been struggling to hang on to it. We did not anticipate such difficult hurdles through this journey, especially Covid related impacts and increased mortgage rates.

Thank you for reviewing our application and we look forward to your decision.

Erin Kooger and Thomas Juhasz