

Appeal to the Board regarding the Proposed Use of the Property at 175 Towers Rd.

Current Use of the property at 175 Towers Road

Currently we use the property as a second residence and vacation home for our family.

Our family consists of 19 people when we include our 4 adult children, their partners, our grandchildren and our parents. Sometimes our children are there with their families and friends when we are not there. Our home comfortably accommodates 16 people.



Proposed Use of the Property at 175 Towers Road

We will continue to use the property as a second residence and vacation home for our family as the primary use of the property and because it is situated so close to our work and home in Abbotsford, we plan to be at the property almost weekly.

In addition we are proposing the use of the property as a vacation rental property for other families to enjoy.

Because this property is also our second home, it is extremely important to us that other guests who may enjoy the home behave in a way that respects our space, our neighbours and the environment. Therefore, we will ensure we have screened those who apply to stay and ensure we are inviting the guests that we would feel comfortable having in our home. We do not use a service such as AirBnB or VRBO so that we have full control over who we allow to stay in our home.



We do not have a cleaning service hired because we want to return often to our home to do the cleaning and ensure that our home has been left in excellent condition when guests leave.

A quick drive down our road would give a strong indication of homes that are used often and

maintained well and those who come to their vacation home only once or twice a year. We would suggest it is advantageous for the surrounding neighbourhood to have people like us, motivated to maintain and care well for our home on a consistent basis.

Guests will have access to the main chalet building only and the surrounding grounds. We are located at the end of a cul-de-sac on just under $\frac{1}{2}$ an acre, with the river and a mountain in front and beside us.



We have enough parking to easily accommodate 6 or more vehicles.

We understand that the Planning Department is not supportive of an initial TUP lasting more than 6 months. The perspective of the planning department is that vacation rental use occurs secondary to the residential property use and they suggest that if a property is used for



vacation rental year round there is no longer any residential use of the property and instead the use is more akin to a tourist accommodation. We see the East Gate Manning area as very different from a residential area in Osoyoos or Penticton. In our experience of being in the East

Gate area every week for the past 20 weeks, it has shown that the area of East Gate seems not to be primarily residential. We know of only a handful of “full-time” residents and in our observation, it seems that most of the homes are used for part-time vacation use only. On the “river side” of the Similkameen in East Gate in “Lot A” of the 33 homes, we are aware of only 2 or 3 full time residents. The nearest schools and hospitals are 40 minutes away. We are under the strong impression, this area of East Gate is primarily a vacation destination. We are appealing to the board to consider granting us a TUP year-round, not limited to only summer or winter because our property is located in a multi-season area with recreational activities occurring year-round. We ask that the board consider different parameters for this multi-season area.

We understand that the board has not been approached with a TUP application in our area in the past and some new parameters may be



considered in the future. We are asking for the TUP to cover a period of 12 months as the demand for vacation rentals in our area is high in winter ski-season and also in summer months. The shoulder seasons of Spring and Fall are also popular for mountain bikers and hikers. If a shorter time must be considered for the *initial* TUP, we would ask for 9 months so that we can experience some of the summer months and some of the winter months as a vacation rental. We understand that we would need to ask for a renewal after this time, provided there are no issues with our home being used as a vacation rental, and then we would ask for January through December for subsequent TUP's. Our business plan is not to exceed 30% of 365 days in a year which is less than the 50% of the year as is the planning departments' recommendation. The **primary** use of the cabin is still for our family.



We would look forward to renewing the TUP in the future.

The property is not the subject of a lease.

The reasons for the proposed temporary use:

- To assist with the expenses associated with owning a second property and to supplement our income as we have moved into part-time retirement.
- To allow some of our friends and acquaintances to enjoy the beautiful property and surrounding areas.
- To join with the province in promoting 4-season tourism in the beautiful Manning Similkameen area.
- To provide much needed vacation rental space that can accommodate larger families in a private, scenic, peaceful environment. Before purchasing the property in East Gate,

our family was often on the hunt for homes and properties that could accommodate us with our extended family for a short vacation together. For our family who enjoys the outdoors, it is virtually impossible to find such accommodation and so we'd like to share the experience of our vacation home with other families.

- We are appealing to the board to consider the benefits to the RDOS, Manning Park, and



tourism in BC as we hope to continue providing a beautiful environment for families to gather, away from the hustle and bustle of the city. This

proposal also needs to be financially viable for us to continue. We ask the board to consider the existing significant restrictions and fees associated with the permit and the impact it has on a small family venture such as ours. The Similkameen Chalet was used as a rental property for many years without incident along with many of the other properties in the East Gate community.

- Our cabin, The Similkameen Chalet has been rented many times to groups of workers in the area such as highways crews, electrical crews, tree planting crews, forestry crews and in 2021 when there were forest fires near by, the firefighters stayed at “the Ark”, a large hostel style place on our road but used our cabin for additional showers and laundry facilities. We feel a rental option such as the Similkameen Chalet is absolutely necessary in our community.
- Many of the neighbours in our community have rented our cabin for their family and friends when they were having celebrations or reunions.
- When we sent in our initial application, there was some concern expressed by the planning department that our septic system could only accommodate up to 6 people for vacation rental use. The engineer who designed our septic system has subsequently

reviewed the specs and design and has issued an engineer-stamped document confirming the septic system is adequate to handle the effluent flow of 10 people for vacation rental use. (The septic system was installed in 2017 and there have been no issues with the system - as there have often been groups of more than 16 people staying at one time.)

- When we purchased the property in January of 2023 from friends, our hope was to continue offering the home to the existing clientele, and our friends. We had no idea that a permit was required and were completely blindsided by the letter received in the mail from the bylaw officer. We now understand that a Bylaw investigation is only initiated if there is a complaint. We are extremely disappointed that someone in the neighbourhood who lives nowhere near our property, doesn't know us, and has no grounds for complaint has initiated this permitting process without even speaking with us or having an understanding of our proposal.



We look forward to a favorable response from the board and we look forward to continuing to be a good, contributing neighbour in the community, with all the strength and security our family has to offer.