

Lauri Feindell

From: Jenny Kingma
Sent: September 25, 2023 9:24 AM
To: Planning
Subject: Permit app 155 and 167 Airstrip Road, Eastgate Manning Park

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To Whom It May Concern,

My husband and I own the property directly across the road () from the two proposed Air B&B permit application signs for 155 and 167 Airstrip Road, Eastgate, Manning Park. I have sent in complaints in the past and I have been advised by neighbour's that they may have not gotten to the right person. So I am sending this in the hope that this one does.

Eastgate is a lovely little community of a large portion of full time seniors that really look out for each other. It has a wonderful community feel. They have radio call every morning at 9:00am. They know what cars should be there and which ones shouldn't. If there is something suspicious going on, they are on the radio dispatching neighbourhood watches. Five years ago we fell in love with our place because of our beautiful surroundings, but even more so for the community it inhabited. In the last few years that feeling has shifted.

Air B&B rentals give an element of uncertainty for our neighbours, us and our dog. We hadn't even seen our new neighbours across the road until the permit sign went up and I'm assuming they couldn't rent anymore. Different cars every weekend with different dogs that cause our dog to bark constantly to protect her territory from new threats. We are on edge, she is on edge, and everyone is a little uneasy. The community feeling isn't there. Our neighbours bought to make money, not to be part of a rural community. They are now unfriendly because they assume we are causing them problems even though they cause problems for us most weekends. With cars parked in front of our entrance to loud drinking parties that go late into the night. Renters aren't interested in good impressions, they are there for a good time, not a long time. Since the cost per night is so high, it attracts large numbers of twenty somethings. There is no one on site to deal with problems.

Why is it that our neighbourhoods are turning into money making ventures? How do we preserve such a precious community when the number of Air B&B's keeps growing. Is there a limit? Shouldn't there be one? We didn't want one Air B&B neighbour and now we may have two. Please consider the impact approving these permits has on our community. Also consider the septic systems and our wells. I know they weren't built to handle the capacity they are now running at.

Kind regards,

Jenifer Kingma

Sent from my iPhone

Fiona Titley

From: Merv & Kathie Eldred
Sent: Friday, October 6, 2023 12:04 PM
To: Planning; Fiona Titley
Cc: Bob Coyne
Subject: Fwd: East Gate Rentals - please delete previous message

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We are writing this letter with the hopes that it will be passed along to all voting members of the board prior to making their decision about rentals at East Gate

For those of you who are not familiar with the community of East Gate allow me to introduce you to it. It is a very small, lovely, close knit, peaceful, family oriented community consisting mostly of recreation cabins with a very small number of full time residents who call it 'home'. It is situated on the east boundary of EC Manning Provincial Park and full of year round recreation opportunities. The area is divided by Highway 3 - there are homes/cabins on both sides of the highway as well as a service station complete with a store, a newly developed campground across the highway from the service station and a 6 unit motel a few km east of the service station. Our home is on the south side. If you ask anyone why they love this area the answer is almost always the tranquility and the comradery of the other property owners. Everyone here has 'a life of their own' but we are all here to help anyone in need. That is what our community is all about. Renters don't fit that profile.

- The residents of the East Gate area are the first responders in an emergency so we make a point of trying to know which neighbours are in the area at any given time. We do a 'radio check' each morning at 9:00 to connect with each other; there are no municipal services available
- During a disaster ie: fire, flood, power outage etc. – we have no idea how many people (if any) are registered to the cabins and have no way of trying to contact them to make them aware of the emergency. We also don't know how to contact the owners to make them aware of any problem. It probably shouldn't be our responsibility but that is just the way it is in a small community.
- Security is a big issue in any small, rural community and everyone looks out for each other. We might be a little possessive of our laid back community but we know most of the residents and when a stranger is wandering around we automatically think 'what are they doing and what are they looking for'. In other words the feeling of security is no longer there. There have been a few break-ins over the years and we are all on alert for strangers and strange vehicles. We have heard of renters walking through private property and have to wonder if they trespass at home.
- Living in a forested area is very different from 'city life'. It is the responsibility of the owners to make sure their renters are aware of the ethics ie. don't leave food out for the wildlife, never leave a fire unattended, pay attention to fire and back road closures, pick up your litter and clean up after your dog to mention just a very few. No one wants to pick up garbage etc. that has been left lying around or scattered by animals.

It has been said 'East Gate can be compared to Apex' - ie: there isn't enough accommodation. There really is no comparison! The accommodation at Apex is all at the ski hill and services the visitors to that immediate area. Between Manning Park Resort, BC Parks campgrounds, a private campground, and a 6 unit motel at East Gate along with a large campground complete with rental cabins at Sunshine Valley there is plenty of accommodation close by. We do not need to fill in the blanks and destroy the dynamics of our community. I believe there are additional rentals on the north side of the highway at East Gate.

We have lived full time at East Gate since 1978 and seen a lot of changes, some better than others, but nothing as disturbing as 'short term rentals'. One has been approved and 2 are pending. We really do not see that they

are beneficial to the community. Our concerns with rentals are directed to the portion of East Gate on the south side of Highway 3

It seems that with each new house sale we have a new rental business and we are very concerned that this is going to destroy our community and our way of life. Since mid October 2022 seven properties have sold and 4 of those are used as rentals. There is no doubt that they were bought for the purpose of rental and renters don't contribute to the community. Prior to these sales, the people who bought here were more interested in enjoying and living the outdoor life rather than making a few dollars. Four rentals in this small area is a lot!! It used to be said that this area was the best kept secret - well so much for that secret.

At the present time there are 2 properties that have applied for TUP's One is at 155 Airstrip Rd and the other is at 167 Airstrip Rd. The address' might indicate that they are several houses apart but they are side by side. There is another rental on Rivers End Rd. - No known status.

If a decision is made to approve these two applications we plead with you to not allow any more. At present, including the service station owners, there are only 5 families living full time, along with 2 others that are almost full time on the south side of the highway. Lets not have more renters than residents!!

Thank you for listening - Merv and Kathie Eldred

Fiona Titley

From: Merv & Kathie Eldred
Sent: Friday, October 6, 2023 1:06 PM
To: Planning; Fiona Titley
Cc: Bob Coyne
Subject: rentals at East Gate

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Further to our email sent earlier today we neglected to include our address

A point of interest is that there are only 2 houses between 137 and 155 and anyone going to either 155 or 167 has to drive in and out past our home.

Thanks again
Kathie and Merv Eldred

Lauri Feindell

To: Bob Stone
Subject: RE: short term rentals at Eastgate

From: Bob Stone
Sent: October 26, 2023 9:51 PM
To: Fiona Titley <ftitley@rdos.bc.ca>
Subject: Re: short term rentals at Eastgate
Fiona

Please append this comment to my prior emailed comments.

" the above comments are concerns about challenging behavior observed in the past when strangers come into this small tight knit neighbourhood. The comments apply to any applicant and no one in particular. They are given with the hope that RDOS staff and directors will consider the negative impacts of attracting strangers into the community and revise policy to limit the amount of new permits to a limited level in order to preserve the character of the neighbourhood. It is also hoped that police resources will be increased to address any illegal activity in the community associated with increased short term rentals. If all goes well and there are no problems then a few TUPs in the area might be fine. If all does not go well then sufficient resources should be spent on enforcement to correct any problems."

Attached is a recent photo of a stranger's vehicle parked on a small tree I am trying to grow. It is also parked on my property which it should not be. Where is the support to curb this behavior? Non existent in my experience. If it suddenly is provided what other budget will be cut to fund it? Funding is always a challenge so why invite more challenges? More TUP's will invite more strangers who dont know property lines and issues that residents are sensitive to.

Why would rdos staff or directors want to encourage more of this sort of behavior by inviting more strangers to the neighbourhood? Would they like it if some strangers parked on their land on top of their trees??? I think not.

From: Bob Stone
Sent: Wednesday, October 4, 2023 10:08 PM
To: Fiona Titley <ftitley@rdos.bc.ca>
Subject: Re: short term rentals at Eastgate

Fiona
Tower Road, Eastgate.

Bob Stone

On Wed, Oct 4, 2023, 3:56 p.m. Bob Stone _____ wrote:

Fiona

I was given your name in regards to comments i have on TUP applications at 155 and 167 airstrip road, Eastgate BC

the rdos gave me your email and said I could send my feedback this way.

here it is in a note I sent to Bob Coyne...all the comments are relevant to your invitation for comments on the applications

Please consider this to be my confidential input and respect the privacy of information contained in the email.

Bob Stone

----- Forwarded message -----

From: **Bob Stone**

Date: Wed, Oct 4, 2023 at 3:51 PM

Subject: short term rentals at Eastgate

To: Bob Coyne <bcoyne@rdos.bc.ca>

Bob

I just tried to call rdos to discuss 2 active applications for TUP rental status on Airstrip Road at Eastgate. I used the tel number on the obligatory signage for 155 and 167 Airstrip Road which are adjacent to each other.

I was unable to get more than a tel number and name of someone who works from her residence which I think I was told was in the lower mainland. I left a number there and hope to get a call back. I assume that telephone call feedback is a valid process to leave concerns for consideration since the rdos tel no was on the signage put up by the applicants, and when I called, rdos staff gave me the name and tel number to call, full well knowing why I was calling, including the specific addresses of TUP applicants I was calling about.

My concerns about these and any other applications and about any illegal rentals which some of us suspect are already happening, are likely similar to those of others who have contacted rdos in the past. Namely:

1. We are a small isolated community and have no timely access to police, fire, or ambulance services should anything go amiss. With regular residents in our at-risk (forest fire/ flood / snow/ extreme winter weather/ emergency shelter etc) environment we can and do lean on each other for real time support like evacuation and restoration during the flood, snow clearing, fire risk reduction and so forth as part of our regular routine. We do not need any additional threats to our safety or our ability to enjoy the quiet, peaceful country setting we have invested in and cultivated over the years.
2. That said, I already have challenges with strangers entering the neighbourhood and my alarm cameras capture strangers most years showing up where and when they are not welcome or wanted. They have disturbed the peace and created discomfort and consternation by, on occasion:
 - o driving cars and trucks across my lawn
 - o parking cars and trucks on my lawn
 - o trampling small trees I have planted
 - o driving ATVs over small trees I have planted
 - o driving ATV's through my yard for fun (for them)
 - o ignoring clearly posted no trespass signs as they drive by them
 - o driving skidoos over my lawn
 - o driving skidoos over my small trees
 - o testing my car door locks after staring into the windows to find some easy picking

- making noise with their machines as they use the neighbourhood streets as ATV/skidoo playgrounds (ie not just crossing the road but disturbing the peace of others by using the roads as a playground)
 - camping on a cul de sac
 - camping by the river on a road allowance
 - walking around my house and checking things out (? for future raids when no one is there?)
 - disturbing my dog who barks in our ears because she sees people on our property
 - knocking on the door at midnight to ask if I can sell them some gas
 - driving cars trucks and motorized toys too fast (and illegally) on roads for neighbourhood safety
 - they have succeeded in killing about 10 small trees on my property after I planted them, and have removed (stolen) rebar stakes I installed to support the small trees and discourage people from driving over them
 - stopping on occasion at my lot and relieve themselves when they feel the urge to stop as passing by on hwy 3 (the gas station is only another 500m but why go there eh??)
 - throwing out garbage on my lawn
 - More items that I cant recall at this moment
3. While these are all small instances of irritation on their own, when they are all summed up it is not a picture that makes me want to welcome strangers into the neighbourhood. I do not suggest that all strangers are bad people and they are not. However , some percentage of the people who come here for a good time out of the big city, for a weekend once every few years, are not likely in my opinion to feel much obligation to respect the human environment they are entering and protect it in a way that preserves the residents' ability to enjoy their homes. As a result others will build fences and do whatever it takes to preserve their privacy and protect their property, at the price of lost peace of mind and enjoyment of their own homes. This burden will increase in my opinion with the frequency of strangers dropping into the neighbourhood. Simply put, we don't want a motel next door and most people would agree with that position.

I would suggest that RDOS consider placing the following limitations on all TUP approvals and make them publicly announced policy for any new applications or renewal applications:

1. any approval be limited to 2 years with no insinuation of automatic or first in queue renewal priorities
2. no approvals without a GST number and a business licence to demonstrate that these businesses are registered with the appropriate authorities including Rev Canada
3. requiring that all such businesses keep an up to date log of who visited the building and when, including all names and home addresses and plate numbers (in case of legal problems after the fact, vandalism , etc). This log would not be shared unless there was a police incident and access to it would help solve a crime.
4. no more than 10% of the properties in each sub neighbourhood (hillside/riverside/ pasayten/ east ladner/ others?) can be licensed for TUP use. This would avoid the critical mass problem where existing residents get overwhelmed by strangers and cannot enjoy their own property.
5. changing the permitted use of the area to prohibit TUP except on the basis of successful applications. This would send a signal to the marketplace that this is not an easy place to set up a rental business and curb realtors from suggesting the value of the property is higher due to income generating potential.
6. limiting the occupancy of any individual TUP permitted use to a firm maximum after reviewing the property, its septic status, and off street parking.
7. policing the operation of TUP permitted property with spot checks and policing to respond to complaints before the occupants are gone at the end of their stays. Funding the policing with a TUP business licence tax so that funds are available at no cost to residents.
8. having landlords post occupancy status on line so that residents can see if someone is legitimately there or if a break in visitor is (perhaps) enjoying the property.
9. posting signage about maximum parking limits at each permitted TUP so that residents can monitor compliance and report parking problems at an early stage

I hope these ideas bring some light on concerns of residents in the area and that you can ensure the concerns are raised amongst those who can impact the regulation of this business activity.

Please protect my privacy but feel free to share the contents of this email (not my name or gmail address) with other rdos directors and staff.

Thank you for listening,

Bob

Lauri Feindell

From: Info E-Box
Sent: December 20, 2023 2:54 PM
To: Planning
Subject: FW: Re TUP - H2023.030-TUP

-----Original Message-----

From: Maureen/Don Robertson
Sent: Wednesday, December 20, 2023 2:53 PM
To: Info E-Box <info@rdos.bc.ca>
Subject: Re TUP - H2023.030-TUP

[You don't often get email from _____ this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

As neighbours to 155 Airstrip Road, Eastgate, we have NO OBJECTION to the TUP in question.

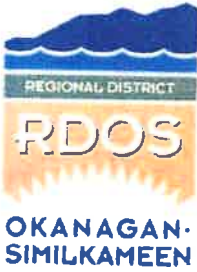
Eastgate is by and large a recreational destination with dwellings on large parcels. Hence, we support this application.

Respectfully submitted,

Maureen and Donald Robertson,

Eastgate, BC

PS, I note that the parcel you show on the reverse side of the letter does not seem to be 155 Airstrip Road. This does not change our approval of this permit.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.030-TUP

FROM: Name: Rob & Connie Siebert
(please print)

Street Address: _____

Date: January 6, 2024

RE: Temporary Use Permit (TUP) – "Vacation Rental"
→ 155 Airstrip Road

My comments / concerns are:

- I do support the proposed use at ¹⁵⁵ 167 Airstrip Road.
- I do support the proposed use at ¹⁵⁵ 167 Airstrip Road, subject to the comments listed below.
- I do not support the proposed use at ¹⁵⁵ 167 Airstrip Road.

Written submissions received will be considered by the Regional District Board prior to a decision being made on this application.

We, Rob & Connie Siebert support the proposed use at 155 Airstrip Rd.
We realize the property has been used as a vacation rental
property for many years and are not aware of any
issues.
There is a critical need for vacation rental homes in the
vacinity of Manning Park. We support tourism and the
economy of B.C. and encourage RDOS to consider this
application favorably.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Lauri Feindell

Subject: FW: TUP #H2023.030-TUP

-----Original Message-----

From: Colleen Dowling
Sent: January 9, 2024 7:25 PM
To: Planning <planning@rdos.bc.ca>
Subject: TUP #H2023.030-TUP

The previous rentals at this address have been a concern to many residents . Unfortunately some guests have been using the driveways across the street as river access even when owners are home. Have also heard of noise issues. Hopefully if a permit is issued there is more control of numbers and we have a vehicle to address complaints and issues.

We are across the street and one lot down from this address.

Colleen Dowling
East Gate
Sent from my iPhone

Lauri Feindell

Subject: FW: TUP Application no. H2023.030 - TUP - 155 Airstrip Rd

From: Patrice Nazareno
Sent: January 10, 2024 11:49 AM
To: Ben Kent <bkent@rdos.bc.ca>
Cc: Bob Coyne <bcoyne@rdos.bc.ca>
Subject: TUP Application no. H2023.030 - TUP - 155 Airstrip Rd

I'm writing to you with regards to a recent application for a temporary use permit (TUP) for rentals at 155 Airstrip rd, Eastgate, Manning Park.

This property has been rented almost continuously without a permit since the new owners purchased the property. As an owner in the community I will not be supporting an Airbnb or rental for this property for the following reasons:

Since the recent increase in rental activity in our small community we are sensing a significant shift in our collective citizenry. We are losing our sense of neighbourly interactions with people in our community which was mindful of helping each other in times of crisis such as fire or flood evacuations, in the extreme, to generally a community that interacted with neighbours for simple friendly communication. I don't know who all these transient people are that are wandering around the neighbourhood looking for trails, the river, just looking around, or whatever else was promoted by the owners in their advertising. It leads to suspicion and sets the tone for a community that potentially is losing a neighbourly feel.

The owners of the property are not onsite to ensure that their renters are respectful of private property and I question whether they are adequately prepared to respond should a serious situation arise.

The only people profiting from a constant barrage of strangers in our community are the owners charging fees for accommodations, with little regard for the people who either reside, or use their property for recreation.

We are not a resort area similar to Apex or other resort areas and we should not be treated as such. I feel we should be disqualified from allowing short term rentals. The "resort" at Manning Park provides ample accommodations for this nature.

My property is located at in a cul de sac by the river, just up around the corner from 155 Airstrip Rd. We've been owners since 1971 for use as a family cabin. I'm strongly opposed to a temporary operating permit being granted to 155 Airstrip Rd.

Sincerely,

Patrice Nazareno

Lauri Feindell

Subject: FW: RDOS FILE: H2023.030-TUP FOLIO NO: H-00794.105
Attachments: 155 Airstrip Rd. East Gate ATTACHMENT TO BYLAW COMPLAINT FORM.docx

From: Merv & Kathie Eldred
Sent: January 11, 2024 1:00 PM
To: Ben Kent <bkent@rdos.bc.ca>
Cc: Bob Coyne <bcoyne@rdos.bc.ca>
Subject: RDOS FILE: H2023.030-TUP FOLIO NO: H-00794.105

We are writing this email in response to your letter of December 20, 2023 asking for comments in regards to the above TUP application.

First, let us say that we do not support the proposed use at 155 Airstrip Rd. East Gate, BC. As long term home owners in this lovely, small, family oriented community we have concerns about the changing dynamics that rentals will have in the area.

We hope that once you read our letter of file, dated Oct. 6, 2023 you will have a good idea of what type of a community East Gate is and why we are against the introduction of commercial rentals in the area. On April 11, 2023 we submitted a Bylaw Complaint Form to the Planning Dept. and hopefully you have been able to read that attachment as well (copy attached).

East Gate is almost always referred to as a very unique and special area where everyone cares about each other and always willing to help one another yet we are not constantly in each other's 'space'. A very good example of this is that a neighbour, who lives in the Lower Mainland, phoned us this morning asking about the cold weather that is predicted and, could we go down to his cabin and check that the heaters etc. are on. This is what small communities are all about and we believe that commercial rentals will destroy that feeling.

It is one thing for a "family cabin" to be rented by that family and a completely different case for someone to purchase property with the prime intention to rent using a commercial business. In the case of 155 Airstrip Rd., there is no doubt that it was purchased as a rental as they had an ad on Facebook looking for cleaners in the same time frame as they were closing the sale.

We want to make it clear that our decision has no reflection on the owners. If we ever have the opportunity to meet them we are sure we will find them to be very nice people. What we don't support is the inclusion of commercial rentals.

As a side note the properties in this area are recreation not commercial.

We hope that the Directors and Planning Dept. will take the ambience and the general feeling of a small community into consideration before making a decision in favor or against this and other rentals.

Thank you for your time.
Merv and Kathie Eldred

ATTACHMENT TO BYLAW COMPLAINT FORM FOR THE FOLLOWING PROPERTY

155 Airstrip Rd AKA Birchwood Cabin @ Manning Park

Owned by Liz Peters

This cabin was purchased in December 2022 and has been operated as a rental since “day one” and it appears that it will be rented year round rather than seasonally. It is a short term rental.

It is available for rental thru Airbnb

As long time home owners in this lovely, small family oriented community we have concerns with this rental (as well as others), due to the changing dynamics it will cause to the area. It seems that with each new Home Sale we have a new rental business and we are very concerned that this is going to destroy our community and our way of life.

- Since the owners are new and are not in the area often they don't have any local knowledge of the area, and the restrictions that are put in place at certain times.
- The owners are not contributing to the community as they are rarely (if ever) here.
- In general we often see renters cutting thru other home owners property – do they Trespass when they are at home!! This is also a security problem.
- The fulltime residents of the area are the first responders in an emergency so we make a point of knowing which neighbours are in the area at all times. During a disaster ie: fire, flood, power outage – we have no idea how many people (if any) are registered to the cabin and have no way of trying to contact them to make them aware of the emergency. We also don't know how to contact the owners to make them aware of any problem. It probably shouldn't be our responsible but that is just the way it is in a small community.
- We might be a little possessive of our laid back community but we know most of the residents and when a stranger is wandering around we automatically think ‘what are they doing and what are they looking for’. In other words the feeling of security is no longer there. There have been a few break-ins over the years and we all on alert for strangers.
- Living in a forested area is very different than ‘city life’. It is the responsibility of the owners to make sure their renters are aware of the ethics ie. Don't leave food out for the wildlife, never leave a fire unattended, pay attention to fire closures and back road closures, pick up your litter and clean up after your dog to mention just a very few.