

**From:** [Peter DeJong](#)  
**To:** [Shawna Gilroy](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Tuesday, January 15, 2019 3:17:39 PM  
**Attachments:** [image001.jpg](#)

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**Peter DeJong**, BA, LLB, CRM  
*Chief Administrative Officer*

**The Municipality of the Village of Lions Bay** [www.lionsbay.ca](http://www.lionsbay.ca)  
PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0 , Canada  
Village Office (604) 921-9333 | Fax (604) 921-6643

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**From:** Annmarie Gates [REDACTED]  
**Sent:** Thursday, December 20, 2018 11:59 AM  
**To:** Peter DeJong <cao@lionsbay.ca>  
**Subject:** Re: Short Term Rentals

Thank you Peter, for your prompt reply.  
As I am away I did not pick up this information until yesterday.

As I mentioned this does not affect me at present but I still do not like the like the fact that the owners are not present when renters occupy their home and are indeed not living permanently at said home.

I still feel you a setting a precedent that will be used by others.

Many thanks for listening to my opinions.  
Annmarie

On Thu, Dec 20, 2018, 7:35 AM Peter DeJong <[cao@lionsbay.ca](mailto:cao@lionsbay.ca)> wrote:

Hello Annmarie:

Thank you for your correspondence. It will be considered in relation to this application.

PS: The Notice was also in last week's Village Update, on the Office and Post Office Notice Boards, in the newspaper, and mailed directly to the surrounding property owners/residents, in addition to a large sign being posted on the property.

**Peter DeJong**, BA, LLB, CRM

*Chief Administrative Officer*

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**From:** Annmarie Gates [mailto: [REDACTED]]

**Sent:** Wednesday, December 19, 2018 11:10 PM

**To:** Peter DeJong <[cao@lionsbay.ca](mailto:cao@lionsbay.ca)>; Jane Maloughney [REDACTED]

**Subject:** Short Term Rentals

Whom It May Concern:

Re: Your Email dated December 19, 2018 (To be Replied to by December 20th, 2018)  
Short Term Rental Permit Application - #3080-20-04  
Property # 5 Brunswick Beach Rd., Lion's Bay

I was surprised to see the contents of your newsletter of today's date, requesting responses within a 24 hr period to this permitting issue, and feel that the community members should be given more time to respond, especially during the holidays, when many of us are extremely busy and/or out of town, to review and provide comment.

The owners of the property discussed do not dwell in this home permanently and do not in fact dwell in Lions Bay, which immediately acts contrary to our Short Term Rental Policies, as follows:

#2 - That there be a pre-inspection checklist for STR's to assist applicants in meeting the requirements. An application for a TUP must be submitted by the owner along with the State of Title Certificate and stipulate whether the owner will be living on the applicable parcel during the STR's. In accordance with fees bylaw #497, 2016, as amended.

#3 - Preference in granting TUPS will be given to owners living on site and in Lion's Bay. If the owner does not live on site or within Lion's Bay they must employ an agent within Lion's Bay to manage the STR. 24 hour per day contact information for the owner and if applicable the agent, must be provided to the municipality and all neighbouring residents within 50 meters of the property. The owner or agent must be capable of responding to complaints made by neighbours within 1 hour, and by the municipality within 24 hours. A report of the complaint and action taken shall be filed with the municipality by the owner or agent within 48 hours of such action.

In fact as I go through the policies, many rules are set to be broken in this application for the permit. In the meantime, you may be setting a precedent for future weakening of said Policies.

I do not know the owners and this specific rental does not affect me directly. I only know that in the last two years there have been many rentals at this property breaking our Bylaws of fires restrictions, unleashed dogs , and late night parties, contravening the noise by-laws.

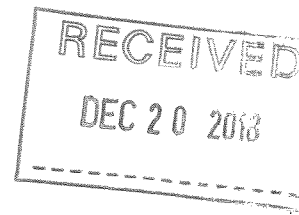
I truly feel for my neighbours at the south beach and hope you give consideration that it is the neighbours of Lions Bay that are affected if you allow your bylaws and policies to erode.

Yours sincerely,

Annmarie Gates

[REDACTED]

Lions Bay



Marcus von Krosigk

[REDACTED]  
Lions Bay, BC, V0N 2E0

December 19, 2018

CAO-TUP

Chief Administrative Officer

Village of Lions Bay

PO Box 141, 400 Centre Road

Lions Bay, BC, V0N 2E0

Dear Chief Administrative Officer:

**Re: Temporary Use Permit Number 3080-20-04**

I am writing in response to the Consideration of Temporary Use Permit number 3080-20-04.

I appreciate the property owner seeks to get a return on their property investment through short term rentals. However as a resident of Brunswick Beach for the past twenty-one years I do not believe this would be desirable either for this neighbourhood or for Lions Bay in general. Such a rental is out of character with the residential nature of Brunswick Beach and would bring in additional traffic which is already an issue in the summers on our narrow dead-end roads. My preference would be to see the property go to long term rental accommodation which is in short supply in Lions Bay. Long term rentals are needed to allow those working locally such as staff and volunteer fire fighters to live locally as well. When properties such as 5 Brunswick are used as long term family rentals, this helps maintain both the family-oriented character of the neighbourhood and also support enrollment numbers in Lions Bay schools and activities.

To summarize, I do not support short term rentals for Lions Bay in general and for Brunswick Beach in particular. I do support long term rental accommodation of this property which would be a benefit to the neighbourhood and the community.

Sincerely,

[REDACTED]

Marcus von Krosigk

**From:** [Peter DeJong](#)  
**To:** [REDACTED] [Council @ Lions Bay](#)  
**Cc:** [Lions Bay Reception](#); [Shawna Gilroy](#)  
**Subject:** RE: STR Application at #5 Brunswick Road  
**Date:** Thursday, December 13, 2018 4:08:26 PM  
**Attachments:** [image001.jpg](#)

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Dear Ms. Moloughney:

Thank you for your correspondence. It will be added to your previous correspondence in respect of this matter and taken into account in the course of my delegated decision-making authority. That decision will be made on December 21, 2018 and you will be notified accordingly, along with the applicant. Please let me know if you have any questions. Thanks.

**Peter DeJong**, BA, LLB, CRM  
*Chief Administrative Officer*

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**From:** kate moloughney [mailto:[REDACTED]]  
**Sent:** Thursday, December 13, 2018 2:07 PM  
**To:** Council @ Lions Bay <council@lionsbay.ca>; Peter DeJong <cao@lionsbay.ca>  
**Subject:** RE: STR Application at #5 Brunswick Road

December 13, 2018

Dear Peter DeJong, Mayor Ron McLaughlin, and the Lions Bay Council,

I am writing you today to request that you do NOT allow Vahid and Goli Massah to rent out their property at #5 Brunswick Road for the purpose of Short Term Rentals.

First, this is not their primary residence and they will not be present to monitor how their renters behave. This leaves it up to surrounding residents to deal with unruly and disruptive behaviour from renters. Renters may also break bylaws that endanger the neighbourhood, as occurred last summer when renters had open fires during extremely dry conditions. Also, renters allowed their dogs to roam free, which sometimes meant they were running into neighbours' yards, putting neighbours' safety at risk. In general, it does not seem viable for people to rent their homes out for STRs if they do not actually live there.

Next, the integrity and safety of the neighbourhood is at risk by having so many strangers coming and going. My mother lives alone two houses away from this property and her safety and sense of security has diminished since the Massahs started renting their property for STRs over a

year ago. How does one feel safe if they do not know who is staying next to them, and if these people are always changing? One night last winter, my mother had a stranger, who was renting at #5 Brunswick, banging on her door at 11pm at night because this person had locked themselves out. They were literally banging on her door, aggressively, and yelling, sounding inebriated. How safe would you feel if this happened to you? Another time, there were a large group of young men staying there, whose sole purpose of being there was to party. This caused a major sense of unease.

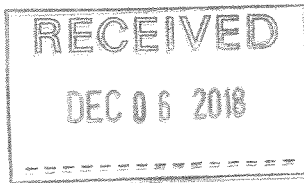
Finally, Brunswick is a neighbourhood where people live, not a business district where businesses are meant to be run. The Massahs rented their property out for a wedding last summer, and to another group of renters who had a large barbeque. There were many vehicles dropping people off and cramming up the roadway. This type of activity is appropriate for a hotel or a park, not a neighbourhood. Residents should feel safe and at peace in their homes, and the likelihood of this greatly diminishes when there is a business being run next door for which they must monitor and report when laws are broken. Renters will inevitably break laws and/or act inappropriately when there is no owner nearby to ensure rules are followed.

Please strongly consider these concerns and please do not allow the Massahs, or any other owners who do not live on the properties they want to rent, to conduct the business of Short-Term Rentals in the Village of Lions Bay.

Thank you very much for your consideration.

Sincerely,

Kate Moloughney



[REDACTED]  
Lions Bay, B.C.  
VON 2EO  
Dec. 6, 2018

Village of Lions Bay  
400 Centre Rd.  
Lions Bay, B.C.  
VON 2EO

To Whom It May Concern:

RE: Short-term rental application  
\* 3080-20-04  
\* 5 Brunswick Road

The owners of #5 Brunswick Rd. have been renting out this property, for short-term rentals, on a continuous basis for almost a year. I live two doors away at #1 Brunswick Rd.

My concerns with short-term rentals are:

- the owners don't live here to therefore monitor the behaviour of their renters. Other short-term rentals

(2)

in Brunswick Beach have owners living on the property.

- renters have had illegal bonfires during fire season, late night parties, and dogs running off-leash on the beach and on my property.
- renters don't appear to have been issued or our bylaws pertaining to the above issues (as well as water restrictions, when applicable).

Brunswick Beach is a small community within Lions Bay where we keep an eye out for our neighbours. Block watch has been an effective tool to keep our area relatively safe and crime-free. With the increase of temporary rentals, our sense of security is compromised as we don't know who belongs where. In an urban area this is less of an issue.



(3)

my understanding is a short-term rental is a business. therefore, with granting these permits to homeowners, does it not open up our residential areas to further, and perhaps even more invasive, businesses?

Sincerely,

Jane McDonough  


## Peter DeJong

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**From:** kate moloughney [REDACTED]  
**Sent:** Friday, November 16, 2018 1:10 PM  
**To:** Peter DeJong  
**Subject:** Re: Air BnB

Hi Peter,  
Thank you for attending to this matter; we appreciate your involvement.  
Sincerely,  
Kate Moloughney

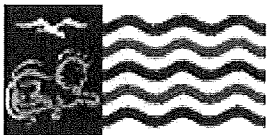
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**From:** Peter DeJong <cao@lionsbay.ca>  
**Sent:** November 13, 2018 11:37 PM  
**To:** kate moloughney  
**Cc:** Shawna Gilroy; Council @ Lions Bay; Ron McLaughlin  
**Subject:** RE: Air BnB

Hello Kate:

I can advise you that I have spoken with the owner of #5 about the prohibitions in our zoning bylaw against short term rentals, unless one applies and receives approval for a Temporary Use Permit for Short Term Rentals. I will be speaking with her again soon. Thank you for your update and please don't hesitate to contact me directly in respect of this matter.

**Peter DeJong, BA, LLB, CRM**  
*Chief Administrative Officer*



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**From:** Ron McLaughlin  
**Sent:** Tuesday, November 13, 2018 10:34 AM  
**To:** kate moloughney [REDACTED]; Council @ Lions Bay <council@lionsbay.ca>  
**Cc:** Peter DeJong <cao@lionsbay.ca>; Shawna Gilroy <office@lionsbay.ca>  
**Subject:** Re: Air BnB

Dear Kate: Thank you very much for your email and please accept my, Council's, and staff's acknowledgment of your frustration and patience to date. Focusing on your last three sentences I am sure the property you have identified is on our radar. Specifically, I am aware that CAO DeJong has identified the properties in the Village that require Temporary Use Permits to conduct the type of activity you describe. I know he is working now with all of them to conform to our By Laws or be told to cease activity, with negligence to do so being enforced. I have no more details to share with you at this time. Your email and my response will appear in our

correspondence discussion for next Tuesday's Council meeting. I have asked CAO DeJong to email you with any information that he is able to release. Best regards.....Ron

Dear Shawna: Please include Kate's and my emails in correspondence for Tuesday. Thank you.

Dear Peter: It would be appreciated if you would respond to Kate, recognizing that much information involving the owner of the recognized property is confidential. Thank you.

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**From:** kate moloughney [REDACTED]  
**Sent:** Monday, November 12, 2018 2:59 PM  
**To:** Council @ Lions Bay  
**Subject:** RE: Air BnB

Dear Lions Bay Council and Mayor,

I am following up with you to see what progress has been made on the enforcement of the AirBnb at #5 Brunswick Road. I last inquired in July and was under the impression that enforcement was going to begin in September. The owners of #5 Brunswick Road continue to rent their secondary home out at the dismay of neighbours. This is now be happening for over one year. I have asked numerous times for enforcement, as the owners have caused a lot of problems in the neighbourhood by running a business where people live. Would you please let me know what is happening to deal with this continuing issue? It is beyond frustrating that this illegal activity continues to occur, especially when the council, who is supposed ensure laws are upheld, have been aware of this.

Thank you,  
Kate Moloughney



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Peter DeJong](#)  
**To:** [Shawna Gilroy](#)  
**Subject:** RE: Air BnB  
**Date:** Tuesday, January 15, 2019 3:16:52 PM

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**From:** kate moloughney [REDACTED]  
**Sent:** Tuesday, July 3, 2018 8:40 AM  
**To:** Council @ Lions Bay  
**Subject:** RE: Air BnB

Dear Mayor Buhr,

It has now been two months since I last inquired about what was being done about an Air Bnb at #5 Brunswick Road that was causing a lot of problems to neighbours. In May, you told me that they should have a permit to run such an operation, but the village did not have the proper forms in place. You said, Peter, was away on holidays and that he would deal with it when he got back.

I am writing you again, to let you know that the owners at #5 Brunswick continue to rent their cottage out on almost a daily basis, and there are many people coming to Brunswick with the intent to party. And, now that it is summertime, these things are getting worse. Just last night, guests were out on the deck, talking loudly and playing music until late, and then swimming at 2am. Guests are also having bon fires in the owner's yard, putting every house around them at risk.

So, please tell me when is the Village of Lions Bay going to start enforcing the laws that are in place? It is your responsibility to maintain order in our community and keep people safe. If we cannot rely on you to do this, who should we trust??

Please address this issue now. It is far past time.

Kate Moloughney