

RECEIVED

FEB - 7 2020

February 7, 2020

Village of Lions Bay  
Lions Bay, BC V0N 2E0

LETTER TO SUPPORT SHORT TERM RENTAL - TUP APPLICATION FOR 60 PANORAMA ROAD, LIONS BAY

Dear Peter, Ron, and council,

I am writing to you today to back up my application with reasons why you can feel confident to grant a TUP for 60 Panorama Road, Lions Bay, BC.

I have been a long-term resident of Lions Bay of 11 years now and have fully immersed myself along with my family into the dynamics of the village. My children have grown up here attending the village hall playgroup drop-in, playschool and then elementary school at Lions Bay school.

I have been an active member over the years of the Lions Bay Events Committee and given a great number of hours to support our village with running community events. I attend Erin's walk community event each year in her memory and in support of the family.

Where I am proposing the room for rental for the TUP resides within my home and I would be a watchful eye over all guests. I had a legal suite for many years with no reported issues from neighbours for which I paid the fees each year and adjusted the suite (paid a contractor) to accommodate the rules of the Village. I housed Lions Bay volunteer firefighters.

I come from a long line of hoteliers who love to welcome people into their lives. My grandparents owned and operated the Royal Savary Hotel (Savary Island, Sunshine Coast) to which I was a part of in my earlier years. My mother was a hotelier in Vancouver and I myself went to hotel school in Guelph, Ontario (Bachelor of Commerce in Hotel and Food administration) and worked in Vancouver.

While I complete my Masters of Arts in Clinical Counselling I would like to welcome guests into my home in Lions Bay to both feed my passion to entertain and be welcoming as well as help to pay for my tuition while I am studying (big financial hit with no income coming in).

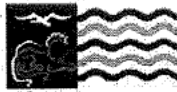
I have proven to be respectful of the village rules in the past and of my neighbours. We just finished a major renovation and had all neighbours over for dinner to thank them for their patience several months ago.

Thank you for your consideration.

Respectfully, Kirsten



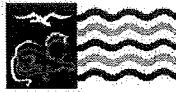
Kirsten Reid (Full time Grad student – online Master's program with Yorkville University – at HOME)  
Todd Woodward (University of British Columbia professor, Research Scientist at BC  
Mental Health & Substance Use Services Research Institute)



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

### APPLICATION FOR TEMPORARY USE PERMIT FOR SHORT-TERM RENTALS

<b>Owner Information</b>	
Name of Property Owner(1), hereby designated as the "Applicant": Kirsten Reid	
Name of Property Owner(2) Todd Woodward	
Name of Property Owner(3)	
Name of Property Owner(4) (If more than 4 owners, use additional sheet)	
Applicant's Home Telephone: [REDACTED]	Cell Phone: [REDACTED]
Email #1: [REDACTED]	Email #2: [REDACTED]
Physical Address of the STR (the "Property"): 60 Panorama Road, Lions Bay, BC V0N 2E0	
Mailing Address of the Applicant: [REDACTED]	
Name of Alternate Contact within Village of Lions Bay available to respond to complaints within 1 hour, 24 hours per day during guest stays if Owner unavailable to respond under same timeframes. Your contact information and the Alternate Contact information must be given to neighbours within 100 meters of the Property (in any direction):	
Name of Alternate Contact: Donald Thomas	
Alternate Contact Telephone: [REDACTED]	Alternate Contact Email: [REDACTED]
Does an Owner reside full-time on the Property? Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>	Is there a Secondary Suite on the Property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
In Principal Residence? <input checked="" type="checkbox"/> In Cottage? <input type="checkbox"/> In Suite? <input type="checkbox"/>	Name of Tenant(s):
Phone # of Tenant(s):	
<b>Property Information</b>	
Type of Short-Term Rental ("STR"): Guest Room(s) <input checked="" type="checkbox"/> Entire Principal Residence <input type="checkbox"/> Cottage <input type="checkbox"/>	
Proposed Number of Guests to be accommodated: 2 (Note: Maximum 10 guests)	
Proposed Number of Guest Rooms: 1	
# of Off-Street Parking Spaces Available for All Uses (Owner, Secondary Suite Tenant(s), STR Guests): (Owner must provide sketch plan showing all parking spaces required) x 3	
Cite Web Listings for STR (Listings must specify maximum # of guests and guest vehicles): * See listing document	
Intended form of STR management? (eg: self-managed; on-site caretaker; property manager; etc.) If caretaker or property manager, provide name and contact information: self-managed	
Size of Lot: 9248 sq ft	Size of STR: 800 sq ft
Size of Other Improvements on Lot: N/A	
Copy of Septic System Status Report Attached? Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> (not applicable for Kelvin Grove Properties)	



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

### Required Documentation and Payments

<input checked="" type="checkbox"/> \$250 Non-refundable Application Fee	
<input checked="" type="checkbox"/> \$250 Non-refundable Inspection Fee (covers first and, if necessary, a second inspection; extras are \$75 each)	
<input checked="" type="checkbox"/> State of Title Certificate (within past 30 days) & copies of any title restrictions (i.e. covenants, easements, RoWs)	
<input checked="" type="checkbox"/> Parking Space Sketch Plan	
<input checked="" type="checkbox"/> Proof of Insurance (min.\$5M Liability/Municipality as Additional Named Insured (See Pol-1702 and Insurance, Release & Indemnity Agreement)	
<input checked="" type="checkbox"/> \$500 Security Deposit re Application Sign (Bylaw 431)	<input checked="" type="checkbox"/> Draft of Sign Content and Proposed Location
<input type="checkbox"/> TUP Fee of \$1,000 (payable if/when Permit granted)	Form of Payment: cheque
<input type="checkbox"/> If Application approved, Security in amount of \$2500 required per Policy No. 1702 (Cash/cheque deposit, irrevocable bond, letter of credit or similar instrument)	Form of Security: cheque

### Pre-Inspection Checklist for Short-Term Rentals

The following 6 items will be inspected by the Building Inspector as part of the application process. Each one of these items must be approved before a TUP will be granted.

<input type="checkbox"/> Interconnected smoke alarms (with CO detectors for premises containing propane or wood heat appliances) have been installed on every floor level and in every bedroom and are in good working order.
<input type="checkbox"/> All escape routes are clear of obstructions and easily accessible. All bedroom windows are required to meet the egress requirements for life safety and have a minimum clear opening of 3.77 ft <sup>2</sup> with no dimension less than 15 inches. Opening window must not require special knowledge to release window hardware in order to get out.
<input type="checkbox"/> Portable fire extinguishers with a minimum 2A-10BC rating shall be available & identified on each floor and shall be inspected and tagged annually.
<input type="checkbox"/> Address numbers are visible and easy to read from front street. Exterior lighting is required at each entrance.
<input type="checkbox"/> All stairs with 3 or more risers are provided with approved handrails. Guard rails 35.5" high are required on all stairs and landings more than 24 inches above grade. The height of guard railings for exterior decks and landings more than 2 ft. above ground is 36" and for those higher than 6 ft, is 42".
<input type="checkbox"/> Minimum parking requirements per Policy No. 1702 are verified.

The following 11 items are additional matters to which owners should address their minds as part of their responsibility to ensure all requirements under applicable enactments are met.

<input type="checkbox"/> Approved covers are in place on all electrical switches and outlet boxes.
<input type="checkbox"/> Electrical cords are in good working condition and there are no portable heaters.
<input type="checkbox"/> All circuit breakers are labelled in English showing what they control and are accessible to guests.
<input type="checkbox"/> Clothes dryer lint trap and exhaust is clean and vented to building exterior.
<input type="checkbox"/> Furnace (if applicable) has been inspected and filter replaced within the past year.
<input type="checkbox"/> Fireplace chimney (if applicable) has been inspected and cleaned in the past year.
<input type="checkbox"/> Sanitation standards are met (free of mold, mildew or infestation) and all plumbing is in working order.
<input type="checkbox"/> Cooking facilities are ventilated to the building exterior or via another acceptable method.
<input type="checkbox"/> Building has no broken windows, doors, or other similar hazards.
<input type="checkbox"/> All water heaters have a pressure relief valve with extension tubes installed to 1" above the floor or drain pan.
<input type="checkbox"/> All propane gas appliances have individual gas shut off valves located in an accessible location.

## Lions Bay – Airbnb Listing – 60 Panorama Road

Sea to Sky experience in newly renovated impressive designer house with stunning views

Number of guests: 2

Number of bedrooms: 1

### Suite Highlights:

Get out of the city only 30 – 45 minute drive from downtown Vancouver with public bus access and spend a weekend with us in a one bedroom fully renovated designer home with stunning viewing of the Howe Sound: water, islands and mountains with access to a public sandy beach and swimming, cliff jumping, beachfront access and use of kayak/stand-up paddleboard, hiking the well-marked moderate to advanced trails (trailhead 2-minute or 10-minute walk from property) with a breathtaking waterfall and views of the Howe sound.

Property lies along the sea to sky highway, with just over one hour's drive to world class skiing, mountain biking, and golf at Whistler (Whistler & Blackcomb mountains), 25 minutes to Squamish otherwise referred to as Canada's outdoor recreation capital of Canada and Furry Creek Golf Course only 15-20 minutes away.

Newly renovated property by PURE Design Inc. and the award-winning designer Ami McKay with 10/10 views of the Howe Sound with stunning water (with some year round appearances by orcas, humpback, grey whales, minke whales, porpoises/dolphins, seals and sea lions), island, and mountain views 365 days of the year!

- 30-minutes from downtown Vancouver
- Close to Horseshoe Bay ferry terminal (under 10 minutes) with access to ferry to Bowen Island
- 20-minute drive to Furry Creek Golf Course and 15 minutes to Gleneagles Golf Course
- Drive to Squamish in only 25 – 30 minutes
- 10 - 15 minutes to dining, shopping and public beaches in West Vancouver (20 minutes to North Vancouver & local mountains)
- 20 – 30 minute drive to 10+ of the best local brewers (Squamish – Backcountry Brewing, Howe Sound Brewing, & A-FRAME brewing) & (North Vancouver – Beere, Bridge Brewing, Black Kettle Brewing, etc.)
- Scenic drive to Whistler in only 60 – 70 minutes
- 5-minute walk to the cozy unique local café, Lions Bay Café & Taphouse
- 5-minutes to public tennis court (1) by car or 20-minute walk
- 5-minute walk to public sandy beach with floating dock (Lions Bay beach)
- 3-minute drive/10-minute walk to second sandy public beach (Kelvin Grove beach)

Other features:

- Queen size bed
- Indoor electric fireplace
- Heating
- Free parking for 1 vehicle
- Full private bathroom
- Free WIFI
- Large screen TV with Netflix
- Porch/deck with views of water, islands, and mountains
- Side private entrance
- Shared washer/dryer
- Kitchenette (microwave, large toaster oven, glasses, plates, utensils, sink, etc. )
- Lounge area & sit-down dining area
- Outdoor BBQ
- Full-sized refrigerator
- Full-sized dishwasher

Fully stocked with coffee/tea, bathroom essentials, washer/dryer, 75" tv, Netflix, WIFI.



To Whom it May Concern,

Re: Reid-Woodward Residence

This letter is to confirm that an extensive home renovation was completed by PURE Design Inc (under my supervision) at 60 Panorama Road, Lions Bay, BC at the end of 2019.

The renovation included a full building permit, issued by the Village of Lions Bay, and the Occupancy Permit was granted In November 2019, confirming all the work was completed within the guidelines of the BC Building Code.

The scope of work consisted of, but was not limited to, the following:

- new plumbing throughout
- new electrical throughout
- structural changes
- new windows and doors throughout
- new roof
- new insulation throughout
- new flooring throughout
- septic inspected and cleaned out
- new appliances and cabinetry throughout
- new drywall and paint throughout
- new exterior deck and railings

All items in the above listed scope and updates completed are deemed to be in perfect working condition equivalent to that of a newly constructed home that will endure for decades to come.

If there are any questions, please feel free to contact me directly at 604-773-0994.

Regards,



Don Thomas  
Construction Manager



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

### BUILDING OFFICIAL REPORT

Site Address: 60 PANDRAMA Building Permit #: \_\_\_\_\_ Roll#: \_\_\_\_\_

Permit Issued To: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_

#### Approvals, Documents & Letters Required On Site

- |   |  |
|---|--|
| <input type="checkbox"/> Building Permit Drawings           | <input type="checkbox"/> R P Letters of Assurance, Schedule: _____       |
| <input type="checkbox"/> Rough-In/Final Electrical Approval | <input type="checkbox"/> R P Field Memo/Letter                           |
| <input type="checkbox"/> FPO Approval                       | <input type="checkbox"/> P. Eng.'s Sealed Truss Drawings/Repair Drawings |
| <input type="checkbox"/> Mechanical Ventilation Checklist   | <input type="checkbox"/> P. Eng.'s Compaction Letter                     |
| <input type="checkbox"/> Certificate of Insulation          | <input type="checkbox"/> BCLS Forms Survey                               |
| <input type="checkbox"/> Plumbers' T.Q. # _____             | <input type="checkbox"/> Other: _____                                    |

#### Forms

- ☐ Pass ☐ Rejected ☐ Not Ready ☐ Footings ☐ Walls ☐ Stair ☐ Other

#### Dampproofing & Insulation

- ☐ Pass ☐ Rejected ☐ Not Ready ☐ Crawl ☐ Slab ☐ Other

#### Frame

- ☐ Pass ☐ Rejected ☐ Not Ready ☐ Sheathing/Envelope ☐ Other

#### Insulation

- ☐ Pass ☐ Rejected ☐ Not Ready ☐ Attic Blow In Letter Approved ☐ Attic ☐ Walls
- ☐ Crawl Space

#### Re-Inspection Required Upon Correction of Items Listed Below:

- ☐ Re-Inspection Fee Required ☐ Renewal of Building Permit Required ☐ Secondary Suite

- W.E.T.T CERT ON FILE -

- FINAL APPROVED -

#### Final Inspection

- ☒ Pass ☐ Rejected ☐ Not Ready

Signature of Building Official

4 NOV 2019  
Date:

To schedule an inspection, please contact:

Village Office: PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0 Tel: 604-921-9333; Fax: 604-921-6643

Email: [building@lionsbay.ca](mailto:building@lionsbay.ca)

SEA TO SKY HIGHWAY 99

 ~~$r=176.010$   
 $a=24.330$~~ 

LOT 6

TWO LEVEL DWELLING

ROOF PEAK  
+ 99.5

SECOND LEVEL FLOOR  
X 88.2

PAYED DRIVEWAY

CONCRETE PAD

LOT 7

LOT 5

CONCRETE WALL --  
ROCK STACK WALL --  
CH & PA

TH & PA

PANORAMA ROAD

#1  
#2  
#3





## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

I understand that Short-Term Rentals are not permitted under Zoning and Development Bylaw No. 520, 2017, except with an approved Temporary Use Permit. I have read the Temporary Use Permits for Short Term Rentals Policy No. 1702 (the "Policy") and I understand and agree to the requirements, obligations and restrictions contained therein. If approved, I will abide by the conditions of the Policy, the Temporary Use Permit and the Insurance, Release and Indemnity Agreement. I agree to pay all fees required for this Application and Permit and any renewals thereof and understand that my Permit may be revoked if I fail to pay any required fees. I declare that the statements made by me in this Application are true and complete to the best of my knowledge and belief.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*Feb 7, 2020*

The personal information you provide on this form is being collected under the authority of the *Local Government Act* and the *Freedom of Information and Protection of Privacy Act*. This information will be used to help determine eligibility for a Temporary Use Permit and for enforcement of applicable laws. This information may be circulated to persons or authorities as necessary for the review and enforcement process. Your personal information is protected only to the extent of the privacy provisions of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of this information please contact the Village of Lions Bay, 400 Centre Road, Lions Bay, BC, V0N 2E0, Village Office – [reception@lionsbay.ca](mailto:reception@lionsbay.ca) / 604-921-9333.

### THIS SECTION IS FOR OFFICE USE ONLY

All required documents received? Yes ☐ / No ☐

Missing Documents:

All required payments received? (Application Fee and Sign Security Deposit) Yes ☐ / No ☐

Missing Payments:

Notes:

Date referred to Building Inspector: \_\_\_\_\_ Inspection Date(s): \_\_\_\_\_

Building Inspection: Pass ☐ / Fail ☐ (Attach Report)

Remedial measures required:

Public Works confirmation of Notice Sign erected within 10 Days of Application? Yes ☐ / No ☐



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Date referred to CAO: \_\_\_\_\_

Date of Notice in newspaper:

Name of Newspaper:

(Must be advertised at least 3 days and not more than 14 days prior to date for CAO consideration of permit)

Date for Consideration of Permit Application: \_\_\_\_\_

Any neighbour opposition? Yes ☐ / No ☐ (Attach comments received during notice period)

CAO Approval: Yes ☐ / No ☐ (If no, applicant aware of deadline for appeal to Council within 30 days?)

If yes, proof of insurance received per Insurance, Release and Indemnity Agreement?

(Minimum \$5M and Lions Bay named as additional insured)

Yes ☐ / No ☐

If yes, \$2,500 security for term of TUP received?

Yes ☐ / No ☐

Form of Security:

If yes, Insurance, Release and Indemnity Agreement signed?

Yes ☐ / No ☐

If yes, TUP Fee of \$1,000 received?

Yes ☐ / No ☐

If yes, CAO to forward information to lawyers to file Form 17 in LTO per section 503 of *Local Government Act*.

Date of registration: \_\_\_\_\_

File diarized to: \_\_\_\_\_ (3 months prior to expiry).

*If applicable:*

Referral to Council: Yes ☐ / No ☐ If yes, Council meeting date:

Council Approval: Yes ☐ / No ☐



TEMPORARY USE PERMIT APPLICATION  
FOR SHORT TERM RENTALS  
APPLICATION NUMBER 3080-20-05

APPLICANTS: KIRSTEN REID AND TODD WOODWARD  
PROPERTY ADDRESS: 60 PANORAMA ROAD, LIONS BAY, BC V0N 2E0  
LEGAL DESCRIPTION: PID 009-364-901  
LOT 6, BLOCK 7, DISTRICT LOT 1575, PLAN 10595

PROPOSED USE: SHORT TERM RENTALS OF 1 BEDROOM & LIVING ROOM  
MAXIMUM NUMBER OF GUESTS: 2

FOR MORE INFORMATION CONTACT: VILLAGE OF LIONS BAY  
(604-921-9333/[www.lionsbay.ca](http://www.lionsbay.ca))



**From:** [Lions Bay Reception](#)  
**To:** [Lions Bay Office](#); [Peter DeJong](#)  
**Subject:** Response for TUP Application FW: 60 Panorama Road application for short term rental i.e. B&B  
**Date:** Monday, August 31, 2020 8:41:22 AM  
**Attachments:** [image002.png](#)  
[image004.png](#)

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Here is an additional response from Monica Gewruz.

**Karen**

*Karen Jeffery*  
*Administrative Assistant*

**The Village of Lions Bay**

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

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**From:** Monica [REDACTED]  
**Sent:** Saturday, August 29, 2020 1:25 PM  
**To:** Lions Bay Reception <[reception@lionsbay.ca](mailto:reception@lionsbay.ca)>; Council <[council@lionsbay.ca](mailto:council@lionsbay.ca)>; Ron McLaughlin <[mayor.mclaughlin@lionsbay.ca](mailto:mayor.mclaughlin@lionsbay.ca)>  
**Subject:** RE: 60 Panorama Road application for short term rental i.e. B&B

Ahh I forgot currently the people visiting and owning this property park on the street because they have a steep driveway sometimes they even ignore the No Parking sign on front of the property. One of the key issues in the STR bylaw is that they will be parking on the property which if they are not doing now.

**All parking for STRs must be provided on the property. The number of guest vehicles shall not exceed the number of guest vehicle parking spaces on the parcel, having regard to any parking spaces required for the Owner and/or Secondary Suite tenants. In Permit Parking zones, Owners may not rely on street parking to achieve the requisite count of parking spaces.**



**"Art isn't life, art makes us realize what life is" – Picasso**

**Monica Gewurz**

[REDACTED]

**mgdesignsca**  
[REDACTED]

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**From:** Monica [REDACTED]

**Sent:** August 29, 2020 12:40 PM

**To:** 'Lions Bay Reception' <[reception@lionsbay.ca](mailto:reception@lionsbay.ca)>; [council@lionsbay.ca](mailto:council@lionsbay.ca); 'Ron McLaughlin' <[mayor.mclaughlin@lionsbay.ca](mailto:mayor.mclaughlin@lionsbay.ca)>

**Cc:** 'Monica' [REDACTED]

**Subject:** 60 Panorama Road application for short term rental i.e. B&B

Dear Chief and Council and Mayor,

It has come to my attention that there is an application for a short term rental i.e. B&B on 60 Panorama Rd.

I strongly object to their petition for 5 main reasons:

- It will set a precedent for the rest of the village with the potential that many people that have currently authorized suites will switch to a short term rental as they are more lucrative
- It will change the “essence” of the village from a residential one to a commercial one. People did not move here to be in a commercial zone
- It will increase the strain on street parking on Panorama which is already a challenge.
- It will place a strain on our water system as more people will be using it and perhaps without the same thought as people that live here year round.
- I want Panorama to stay neighbourly and with year round residents and not open to strangers 24/7 12 months of the year.

Thank you.



**“Art isn’t life, art makes us realize what life is” – Picasso**

**Monica Gewurz**  
[REDACTED]



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

### TEMPORARY USE PERMIT TUP NO. 3080-20-05

#### ISSUED TO:

<b>Owner:</b>	Kirsten Reid
<b>Address:</b>	60 Panorama Road
	Lions Bay, BC
<b>Agent (if applicable):</b>	

#### *(hereafter the Permittees)*

1. This Temporary Use Permit ("TUP") is issued subject to compliance with all of the bylaws of the Village of Lions Bay ("the Municipality") applicable thereto, except those specifically varied or supplemented by this TUP.
2. This TUP is not a building permit. All buildings and structures over 10 square meters require a building permit.
3. This TUP applies to those lands within the Village described below and any and all buildings, structures, and other development thereon (the "Subject Property"):

60 Panorama Road  
PID: 009-364-901  
Lot 6, Block 7, District Lot 1575, Plan 10595

4. In addition to the existing provisions of Zoning and Development Bylaw No.520, 2017 as amended from time to time, or any bylaw replacing Bylaw No. 520, the Permittee may use the Subject Property for short term rental ("STR") use for the temporary commercial accommodation of paying guests for periods of less than one month.
5. If the Subject Property is within a Natural Hazard Assessment Area, as defined in the report titled "The Village of Lions Bay: A Natural Hazards Assessment Area Strategy for Coastal, Creek and Hillslope Hazards" prepared by Cordilleran Geoscience dated June 25, 2018 (the "Cordilleran Report"), the Permittee must provide potential STR guests with a written notice

that the property is in a Natural Hazard Assessment Area and may be at risk of hazards, including coastal flooding and wildfire hazards (collectively, the “Natural Hazards”). The Cordilleran Report can be viewed on the Village of Lions Bay website in the Reports and Documents section via the link below in the following example notice:

“This property is within one or more Natural Hazard Assessment Areas, which means that there is an unquantified risk that a natural hazard may occur during your stay. Possible hazards include coastal flooding and wildfire hazards. For more information on these hazards, potential guests can refer to the Municipality’s website at:

[https://www.lionsbay.ca/sites/2/files/docs/related/lions\\_bay\\_nhaa\\_final\\_v5maps.pdf](https://www.lionsbay.ca/sites/2/files/docs/related/lions_bay_nhaa_final_v5maps.pdf)”.

6. The temporary use permitted under section 4 of this TUP shall be subject to the following conditions:
- a) The Permittee shall deliver to the Village an executed Insurance, Release and Indemnity Agreement, in the form provided by the Municipality;
  - b) The Permittee shall obtain and maintain the insurance required by the Municipality, as contemplated in the Insurance, Release and Indemnity Agreement;
  - c) The name and contact information of an agent residing within the Village of Lions Bay must be provided to the Municipality and either the Permittee or the said agent must be available twenty-four (24) hours per day to respond within one (1) hour to any complaints lodged by neighbours and within twenty-four (24) hours to any complaint or notice from the Municipality – a report of any complaint and the action taken shall be filed with the Municipality within 48 hours of the complaint;
  - d) The number of STR guests at any one time shall not exceed six (2);
  - e) All parking for STRs must be provided on the Subject Property. The number of guest vehicles shall not exceed the number of guest vehicle parking spaces on the parcel;
  - f) Web listings for STRs shall specify the maximum number of guests and guest vehicles permitted on the Subject Property;
  - g) The Permittee shall notify guests that quiet hours are between 10 pm and 8 am seven days per week and that the use of outdoor areas, including but not limited to hot tubs and swimming pools, are restricted accordingly. A notice outlining quiet hours shall be posted within the Subject Property;
  - h) No signs indicating the STR use are permitted on or off the Subject Property;
  - i) No building or land alteration in conjunction with the STR use may occur;
  - j) This TUP is non-transferable; and

- k) If food is being served by the Permittee to STR guests, the Permittee must obtain and maintain all of the applicable permits and authorization from the relevant government authority to serve food.
7. Any costs incurred with respect to the requirements of this TUP will be at the sole cost of the Permittees.
8. The Subject Property described herein shall be used in strict accordance with the terms and conditions and provisions of this TUP.
9. Security in the form of a cash deposit, bond, irrevocable letter of credit or similar instrument in the amount of \$2,500 is required in conjunction with the issuance of a TUP for STRs. This security may be drawn upon by the Municipality for:
- a. Remedying any violation of the temporary use permit, a Municipality's bylaw or the Insurance, Release and Indemnity Agreement;
  - b. Enforcing the temporary use permit, a Municipality's bylaw, or the Insurance, Release and Indemnity Agreement;
  - c. Recovering any fine levied or judgement obtained against the Permittee; and
  - d. Reimbursing the Village for legal and other expenses incurred in connection with enforcing the temporary use permit, the Municipality's bylaws, or the Insurance, Release and Indemnity Agreement.
- If drawn upon by the Municipality, this security must be replenished by the Owner within 30 days upon request.
10. Any application to amend this TUP shall be considered a temporary use permit application.
11. In accordance with Village of Lions Bay Policy No. 1702, as amended, the Permittee may apply to renew this TUP for a maximum of one year.
12. This TUP expires on September 9, 2021.

ISSUED THIS DAY OF, 2020.



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Peter DeJong, Chief Administrative Officer