



# District of Lantzville

Incorporated June 2003

RECEIVED  
SEP 16 2014  
DISTRICT OF LANTZVILLE

## TEMPORARY USE PERMIT – APPLICATION FORM

Legal Description: LT 5; R V1P4835; DL54; LD33 - LT 6; PLV1P4835; DL54; LD 33

Civic Address: 7350 VENTURE RD. - 7346 VENTURE RD.

Folio Number: 350 09702 000 / 350 09703 000 PID Number: 006-017-169 / 006-017-731

Applicant: Mike Thomas (application submitted by Judy Thomas)

Mailing Address: Nanaimo Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Current Zoning Category: RS1L

Official Community Plan Designation: RESIDENTIAL

### Existing Use (if applicable)

Describe the age, condition and use of any buildings on the subject property and plot their location on a scaled site plan noting various setback dimensions.

7350 Venture Rd - 1980's

7346 Venture Rd - 1970's

### Proposed Uses

Describe the proposed use for the subject property or the reasons for the requested temporary commercial or industrial use permit. If applicable, it is suggested that you include a tentative site plan showing buildings, landscaping, location of any signs, parking stalls, access, etc.

Short term vacation rental.

### ADVISORY PLANNING COMMITTEE (APC) & COUNCIL MEETINGS

Do you wish to appear before the APC and/or Council to explain your proposal?

Yes     No     Agent

If applicable, does the applicant have a current Business Licence?

Yes     No     Other

Please ensure the following items are included with the completed application:

- Application Fees DP - \$750 + Notification fee \$400 = \$1,150
- Current Title Search for all parcels and copies of all covenants, building schemes, easements and right of ways charged on title
- 8 1/2 x 11 legible site plan (if applicable)

Please note, a refundable Security Deposit will be required in a form acceptable to the District of Lantzville before the permit can be issued. The amount of the deposit will be determined at the time of Council approval.

### TO BE COMPLETED BY THE DISTRICT OF LANTZVILLE

Date Complete Application Received \_\_\_\_\_

Application Fee \$ \_\_\_\_\_

+ Notification Fee (if applicable) \$ \_\_\_\_\_

= Total Fee Paid \$ \_\_\_\_\_

Receipt Number \_\_\_\_\_

File No: \_\_\_\_\_

# Temporary Use Permit Application

Mike Thomas  
7193 Sebastion Rd  
Lantzville, BC  
V0R 2H0

September 16, 2014

District of Lantzville  
7192 Lantzville Road,  
PO Box 100, Lantzville, BC

RE: **Short Term Vacation Rental** TUP Application

**Dear Mayor de Jong and Lantzville council members,**

Please accept the enclosed as an application for a TUP to allow us to resume operating a vacation rental business at 7346 (Lot # 6) & 7350 (Lot #5) Venture Road, Lantzville, BC.

## Background

We began advertising the 7346 Venture Road property on the vacation rental by owner website "vrbo.com" (vrbo.com/598870) in late June, 2014 not aware at that time that this was not an allowable use in Lantzville.

Within just a few weeks of listing the property, reservations were overwhelming and to accommodate client interest, we began offering our neighboring property at 7350 Venture Rd (vrbo.com/601841) as well. Guests appreciated our quiet, quaint village, great local restaurant and other local business, relaxing beach and comfortable waterfront accommodation.

Your office was made aware of our operation by a neighbor who mentioned our business in passing. Shortly after, your by-law enforcement officer directed us to cease accepting new short-term vacation reservations immediately and we did so. Since that time (July 18th, 2014), we have been accepting reservations on a minimum 28-day basis only.

We would like to be able to continue offering our guests shorter term vacation rental periods to meet their vacation needs, and would like to thank Ms. Meredith Seeton, your town planner at the time, for her time in discussing our options with us in this regard. In consultation with Ms Seeton, we have decided to apply for a TUP.

Following are the reasons we feel granting a TUP would be low risk for The District of Lantzville and in fact offer many benefits to the local community:

**Reasons to grant Short Term Vacation Rental TUP**

Owners live next door to rental properties and can easily monitor guest conduct.	Ideal for monitoring guests and ensuring they are respecting community members' expectations of peaceful enjoyment of their own properties. Not unlike a B&B situation in terms of on-site owner presence. Owners' primary, full-time residence is located at 7193 Sebastion Rd. next door to 7350 Venture Rd.
Owners have extensive property mgmt.. experience	Owners own and operate Woodgrove Pines Apartments, recognized as a quiet, professionally run complex. Guests are expected to comply with clear <i>guest expectations</i> (see attached).
Very low impact on neighbours	Full fence between 7350 Venture Rd. and neighbours (7354), allows full privacy to both neighbours and renters. Clear guest rules re: respectful conduct, quiet, max # of people, cars parked on-site etc.
Asset to neighbours	Lantzville residents may choose to use these rental properties for out of town guests they are unable to accommodate (two requests made to date). We would consider offering neighbours a reduced rate, especially in low season.
Economic benefit to village & local community	Guests use local businesses (Riso, pub, stores...) – see reviews. Increased tourism dollars
Neighbouring jurisdictions do not restrict vacation rental business operations.	Many nearby jurisdictions (including Nanaimo, Parksville, Qualicum) do not technically allow short term vacation rentals, but a quick web search presents a plethora of vacation rentals that are in operation. According to the City of Nanaimo Bylaw Department, no complaints have been received about any short term rentals in Nanaimo and no fines have been given.
No complaints regarding our business to date	City planning professionals acknowledge that this is a “complaint-driven industry”, and that unless there is a problem, short term vacation rentals continue to do business. To date, no complaints have been registered against our short term vacation rentals.
Successful summer 2014 season	100% of our summer 2014 reviewers to date have awarded us 5 stars (top rating). Please see attached. Many wish to return next summer. See vrbo.com/598870 and vrbo.com/601841 for more information.

## Potential Lantzville Concerns

**“If Lantzville council grants this TUP, vacation rentals will take over Lantzville and spoil our quiet community.”**

*Applicant response:*

This is simply a Temporary Use Permit and should it be granted, the short term vacation rental business would be operating for just 2 years under unique, specific conditions conducive to ensuring it does not negatively impact the Lantzville community at all. Conditions include: neighbour owner/operators monitoring guest conduct, strict house rules (e.g. no pets, no smoking, maximum of 5 guests, max of 2 cars etc), professional management of business. It is an opportunity to “test” this use to determine whether it may be something Lantzville wishes to allow under certain circumstances.

**“Lantzville has enough tourist accommodations with several local B&B’s... Also, B&B businesses would be negatively impacted by this short-term vacation rental business”**

*Applicant response:*

According to our experience this summer, there is great interest in Lantzville as a tourist destination and it is our understanding that local B&B’s are very busy in the summer months. Because we feel our businesses (short-term vacation home rental and B&B) appeal to very separate demographics, we do not believe that our business presence would negatively impact the bottom line of B&B operators.

### Our Position

While we recognize that short term vacation rentals are currently not permitted in Lantzville, we believe that granting us a Temporary Use Permit would give the District of Lantzville an opportunity to test this use on a temporary basis and provide your office with valuable information with which to inform future planning directions. It would allow us to welcome our guests back again next year (the many whom have requested to reserve with us again).

Sincerely,



Judy Thomas (for Mike Thomas)

## 2014 Reviews

All Reviews to date (All are "5 star" – see [vrbo.com/598870](http://vrbo.com/598870) and [vrbo.com/601841](http://vrbo.com/601841) for more details)

### Super relaxing classic log cottage

We spent 4 very relaxing days at Judy's cottage late July/2014 and really enjoyed ourselves. The ocean-front location and view was perfect for us and our dog. The log cabin cottage had all the old-style charm you could ask for plus it had all the modern conveniences – we found everything we needed. Having beach towels supplied and a washing machine was great – we could have packed much lighter than we did. We sat on the beach in front of the cabin drinking our coffee each morning which was soooo peaceful. We had BBQ's each night, followed by a hot tub and wine under the stars to end each day. Judy was a very helpful host and recommended numerous places for us to explore but in the end we stayed pretty close to the cottage. We would stay again in a heartbeat. Recommendations: Bring some water-shoes for walking along the rocks, walk to Riso's for lunch or dinner, watch the sunrise/sunset on the beach, kayaking/paddle boarding, explore the beach, read a book, cycling, swimming, have a BBQ, gaze at the stars while sitting in the hot-tub.

- **Stayed** July 2014
- **Submitted** August 1, 2014
- **Source** VRBO

**Recommended for:** Age 55+, Pet owners, Girls getaway, Tourists without a car, Families with teenagers, Families with young children, Romantic getaway

**Manager response:** We are so glad that you enjoyed your vacation! You are absolutely right - no need to venture far once you arrive at this little piece of paradise! Thank you for being our guests and for your kind words. We look forward to your return. Judy, Jan & Mike Thomas

Was this review helpful?  Yes  No

## Amazing location

My husband and I stayed at this property for a week in July and absolutely loved it. The water views were spectacular from 3 sides of the house with beach access (great for swimming) just at the end of the yard. The location was ideal, very quiet and peaceful, with access to a local pub, bistro, and store only minutes away. Major stores, movie theatre etc. only 10 minutes by car. Judy was wonderful bringing us plums right from the yard and checking that everything was ok. There was lots of room which worked out well for us as we had several family get togethers. The kitchen was well stocked with dishes, pots, etc. although being a new rental it has none of the spices/condiments that you often find in holiday rentals, so bring your own. This property had everything we needed and was much more than we had hoped for. We would highly recommend it.

- **Stayed** July 2014
- **Submitted** July 29, 2014
- **Source** VRBO

**Manager response:** We are so glad that you loved our location- we love it too! Our guests are consistently surprised by how beautiful our beach and village is and how easy it is to get to us from Vancouver (we are just 15 - 20 minutes away from the Departure Bay ferry terminal in Nanaimo)! As a very new VRBO, we are making improvements to our cottage all the time and thank you for your suggestions. Thanks again for choosing us for your island getaway vacation! We look forward to having you as our guests again soon.

## Fun family getaway!

We were lucky enough to be the first guests at this great oceanfront getaway. The immaculate log cabin has awesome original charm with all the modern updates. Comfy beds with quality linens, spacious kitchen with brand new appliances and dishes, and huge front yard with amazing ocean view, and a luxurious hot tub! You feel like you are a world away, when really you are only 15 mins from the Nanaimo ferry terminal! Steps to a great quiet beach where you can let the dogs run free, have a bonfire, explore tidal flats, and walk forever! Judy, Jan and Mike were helpful, attentive and charming hosts. Can't wait to return and enjoy those sunsets again.

- **Stayed** June 2014
- **Submitted** July 11, 2014
- **Source** VRBO

**Recommended for:** Age 55+, Pet owners, Adventure seekers, Girls getaway, Families with teenagers, Families with young children, Romantic getaway

**Manager response:** Thanks so much for your kind comments, Mary. It was great to see you and your family get so much enjoyment from the natural beauty of our surrounding area. It was a pleasure having you as our guests and we look forward to you staying with us again soon!

## Amazing views, amazing garden and a beach!

The description for the Oceanfront Cabin exceeded our expectations. The cabin was clean and well maintained with lots of pictures and finishing touches that made it feel like home. The garden was perfect for children to run around and help themselves to fruit and vegetables (although there is no fence going down to the beach so you would need to be careful with toddler aged children). The cabin is in a peaceful location with easy access to the beach and beautiful views. The owner was helpful and friendly. Lantzville is well located to explore the Nanaimo, Parksville and Qualicum.

- **Stayed** August 2014
- **Submitted** September 2, 2014
- **Source** VRBO

**Recommended for:** Age 55+, Pet owners, Girls getaway, Families with young children, Romantic getaway

**Owner response:** We are so glad you enjoyed our cabin! Yes, garden fresh veggies and fruit are another special part of this magical oceanfront retreat! We hope you and your family will return soon and enjoy what's fresh the next time. All the best, Judy, Jan & Mike Thomas

## A home away from home

This was a wonderful place to stay for two couples. The decor is delightfully quirky with art work on the walls and stained glass in some of the windows. And of course there are the smells and sounds of the ocean at the end of the property. The beds were comfortable and the kitchen was well equipped for making meals at home. There is easy shopping nearby for groceries etc. I would highly recommend this place and hopefully we can come back ourselves one day. Judy (the owner) was very friendly and helpful - we met her once we arrived and then texted back and forth for any little questions that we had. Thanks!!

- **Stayed** August 2014
- **Submitted** August 24, 2014
- **Source** VRBO

**Recommended for:** Age 55+, Girls getaway, Romantic getaway

**Owner response:** We are so glad that our quirky cabin suited you all and it was a pleasure having you as our guests! I hope you enjoyed our delicious plums while you were here... they seem to be just dripping off the trees right now! We look forward to

## Loved it, can't wait to visit again!

We stayed at the "Artist's Cabin" for 12 wonderful days and wouldn't change a thing. The cabin was beautifully decorated with touches of eclectic hip throughout! That was part of the fun - we discovered something fun and new daily - from stained glass to nooks and crannies. Expansive vegetable and flower gardens with a huge back yard leading to the ocean. Lovely beach with both sand for sunning and beachcombing through tidal pools. We relished our privacy and while we felt a million miles away from the craziness of everyday working life, we were five minutes from amenities - the best of both! The cabin was spotlessly clean and you included many extras that this Mom appreciated very much: Lots of hangers in the closets, spices, puzzles and games, many books and even herbal teas! Thank you for sharing your lovely home Judy, we are counting the days until we return!

- **Stayed** July 2014
- **Submitted** August 8, 2014
- **Source** VRBO

**Recommended for:** Pet owners, Adventure seekers, Girls getaway, Sightseeing, Families with teenagers, Romantic getaway

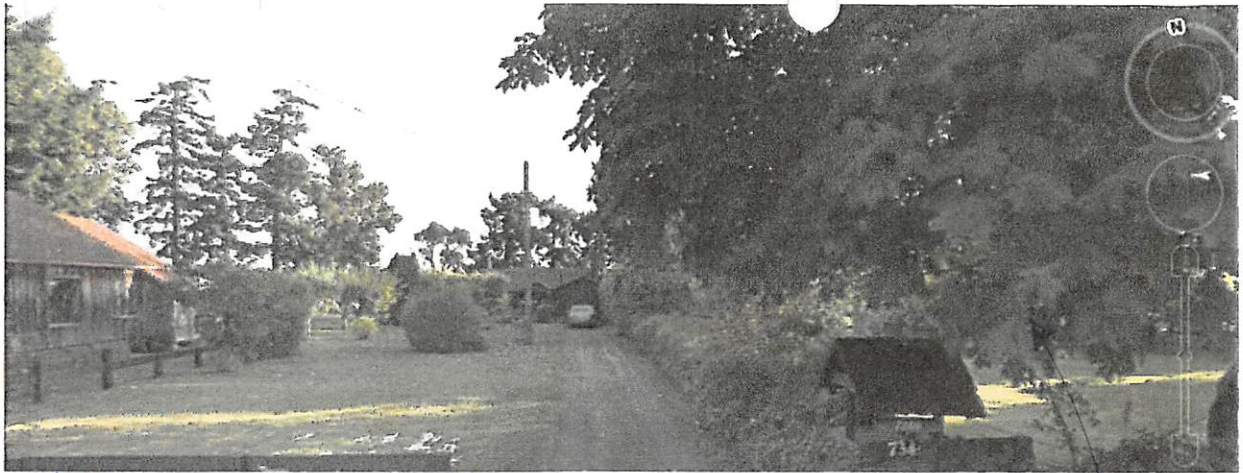
**Owner response:** Corinne and family, it was such a pleasure meeting you all and having you appreciate our gem of a property so much - you really treated our home like your own and you were amazing guests! We look forward to your return! Judy, Jan & Mike Thomas.



## A hidden oceanside gem in a stunning coastal locale

We thoroughly enjoyed our weekend ocean side retreat. Seamlessly blending the charm of a quaint artists cabin with the modern amenities of a beach side resort this rental was better than advertised. Meticulously maintained, the owner left no detail unchecked. From the heated bathroom floors, well stocked kitchen and exceptionally comfortable beds to the vegetables in the garden and ocean views from the jacuzzi on the deck, Judy has created a warm and inviting atmosphere that will surely satisfy a wide range of travelers. Close (but not too close) to a good swimming beach and great rocky waterfront for beach combing and nature exploring, the location is superb. Although we spent most our time relaxing and enjoying the sea side locale and didn't get a chance to explore the surrounding area much, I would definitely recommend checking out the Sunday farmers market in Lantzville if your travels find you here over the weekend. Being a new listing to VRBO, I count myself lucky to have stumbled upon this jewel before the word gets out. I would definitely recommend this to friends or family and will surely look to stay here again the next time our travels bring us to the Nanaimo area. Thank you, Judy for making our mini-vacation extra special.

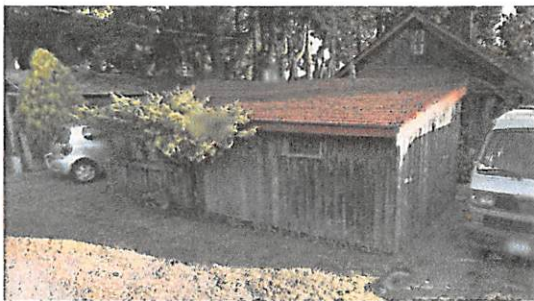
- **Stayed** August 2014
- **Submitted** August 7, 2014



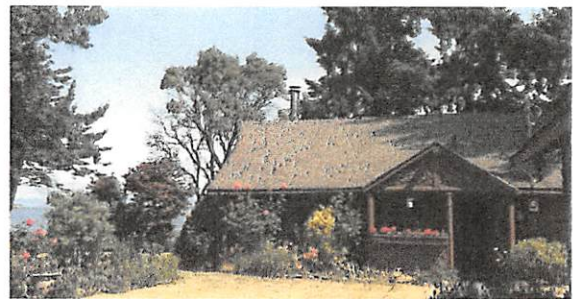
Lot 5.

Lot 6  
(offroad parking)

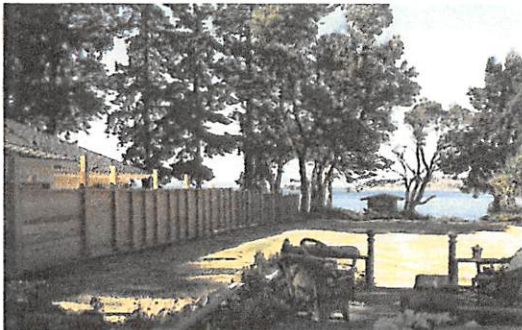
Owner's primary residence  
at 7193 Sebastian Rd.  
(next door to rentals - easy to  
monitor)



Lot 5 - 7350 Venture Rd.  
- (offroad parking 2 vehicles)



Lot 6 - 7346 Venture Rd.



- Fence between Lots 4 & 5.  
allowing for privacy of neighbors.

VISUAL DESCRIPTION  
of proposed short-term  
vacation rental properties  
at 7350 & 7346 Venture Rd.

# STRAIT OF GEORGIA

PRESENT NATURAL BOUNDARY  
(TO BE CONFIRMED BY APPLICATION  
TO SURVEYOR GENERAL UNDER  
SECTION 94(1)(D), LAND TITLE ACT)

TITLE BOUNDARY  
(AS SHOWN ON  
PLAN VIP65913)

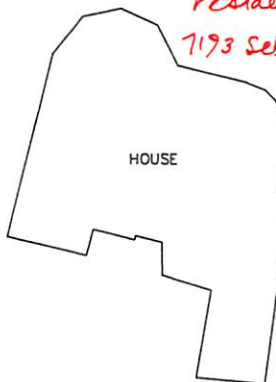
TITLE BOUNDARY  
(AS SHOWN ON  
PLAN 4835)



6 ft. FENCE - length of property line

*Beach access*

*owner's primary residence  
7193 Sebastion Rd.*



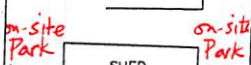
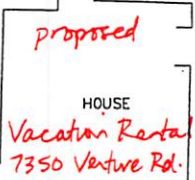
PLAN 4835

A  
PLAN  
VIP65913

SEBASTION ROAD

*Parking*

SOUTHERLY 90'  
OF 7  
PLAN 4835



## SITE PLAN

LOTS 5 AND 6, DL 54  
NANAOOSE DISTRICT  
PLAN 4835

CLIENT : MIKE THOMAS HOMES LTD.  
ADDRESS : VENTURE RD, LANZVILLE, BC  
PROJECT SURVEYOR : D.G. WALLACE  
DRAWN BY : EA      DATE : MAY 22/14  
OUR FILE : 87996      REVISION : 1st

**JEA** J.E. ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS

1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1  
TEL: 250-758-4631 FAX: 250-758-4660  
E-MAIL: nanaimo@jeanderson.com  
NANAIMO - VICTORIA - PARKSVILLE

### LEGEND

ALL DIMENSIONS ARE IN METRES  
DIMENSIONS ARE APPROXIMATE SUBJECT TO  
VERIFICATION BY LEGAL SURVEY  
THIS PLAN HAS BEEN PREPARED IN  
ACCORDANCE WITH THE PROFESSIONAL  
REFERENCE MANUAL



The intended plot size of this plan is 280mm in width by 432mm in height, B size, when plotted at a scale of 1:300.

AM.  
4

ROCK  
WALL

HOUSE

76.50 (as shown on Plan 4835)

76.50 (as shown on Plan 4835)

VENTURE ROAD

15.24

5.1

2.5

7.8

3.7

5

6



DECK

LOG CABIN

Vacation Rental  
7346 Venture Rd.

HOUSE



SHED

DECK

HOUSE

Vacation Rental  
7350 Venture Rd.

SHED