

Late Agenda Item

**Public Hearing and Regular Council Agenda
July 22, 2025**

Recommendation:

That Council amend the agenda to add the following item, received after publication of the agenda:

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| 3.3. Public Hearing “Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2025, No. 2213” | Pages |
| Add public submission. | 1 - 2 |

July 17, 2025

RE: Proposed amendment Bylaw 2025, No.2213 to Zoning Bylaw 2014, No. 1860

We are Tim and Donna Low and we live In Zone R-1-A at 1359 Cedarwood Road in Ladysmith. We have lived at this address since June 2018.

We offer this submission in support of the proposed amendment Bylaw 2025, No.2213 to Zoning Bylaw 2014, No. 1860.

When we bought our home it only contained two bedrooms and 1.5 bathrooms, but it did have an approximately 570 sq.ft of undeveloped space on the lower level. We wanted to have more space available for family and/or friends, so we applied for a building permit from the Town of Ladysmith to construct a living area in this undeveloped area which was approved. All construction was done by qualified and licensed tradespeople, and the work passed all town building inspections, including the final inspection on July 3, 2019. The space has one bedroom, one 3-piece bathroom and a living room area which includes sink and counter area and a refrigerator. There is no stove in the space. We have had family and friends come to visit and the space worked well for this purpose. We have no intention to modify the suite for long term rental purposes.

We are a retired couple living on fixed incomes and, with the cost of living increasing considerably over the past few years, we started to look for supplementary income opportunities that might be available to us. We have friends who have been operating a short-term rental suite in Nanaimo, and it looked like this might be an opportunity for us. We checked out the Airbnb platform and it looked like a good fit for our situation, so we decided to test drive this to see how it worked. The platform did not require us to have a business license, so we proceeded without one, again, just to see if this was a good fit. We had no complaints from anyone in our neighborhood that we are aware of, and, in fact, we had people from our neighborhood rent our suite for family members who came to visit. They appreciated having their family close by. We consistently earned Airbnb's Super Host rating while on their platform.

Earlier this year, the Province of BC announced its Short-Term Rental Act which required Airbnb operators to register with the province. We registered with the province on March 4, 2025, and were given Provisional Approval the same day. Our Registration number is H651527592.

This new process also required us to have a business license from our municipality, so we immediately applied for a business license from the Town of Ladysmith. Our application was denied due to zoning restrictions. When we received the email that our business license was denied, we immediately cancelled our Airbnb listing.

Again, we are a retired couple living on fixed incomes and during the limited time we did have our Airbnb, the supplementary income this provided was very helpful. We understand and support the town's need to balance longer term housing supply with its tourism objectives. We feel our short-term rental provided a much needed and reasonably priced accommodation option for the traveling public including tourists, workers needing short term accommodations and even students from the Marine Institute down the road from us. People who have stayed with us have said that we have a beautiful little community and when we cancelled our listing, we had guests contact us to voice their concerns about not having our suite available, citing the need, and very limited supply, for such accommodation. We feel that the town's tourist accommodation needs will only increase now that many Canadians will be not travelling to the U.S. for vacation and will be vacationing in Canada. We will also likely be seeing more American tourists as well as was seen in the recent Nanaimo experiment.

This amendment will allow people like us the opportunity to be part of the solution to be able to accommodate these guests in our community. The people who visit and stay in our community spend money in our shops and restaurants, etc. This helps everyone.

Respectfully submitted

Tim and Donna Low