

Ryan Penney

From: [REDACTED]
Sent: Wednesday, April 8, 2026 3:13 PM
To: Ryan Penney
Subject: FW: STR No. 27-26, 5308 Columbia River Road

Please provide this letter to the RDEK Board for consideration of the STR TUP application for 5308 Columbia River Road.

I am opposed to this application for a number of reasons, most importantly because this use is contrary to the covenant on title. I did not buy my home to be in a tourist commercial zone. Quite the opposite really, I prefer to know my neighbours (I live at 5300 Columbia River Road) and don't need temporary visitors coming and going for the party. The subject property can not likely accommodate parking for 4 vehicles and has just 2 bedrooms (according to BC Assessment) so how can it accommodate 6 guests and who is going to enforce the guest limit? There is enough commercial accommodation in Fairmont already that pay the appropriate commercial tax rate instead of residential. Allowing unfair competition discourages development and investments in legitimate commercial accommodation. Traffic volumes and speed on Columbia River Road are already untenable, especially during the summer 'float' season. Please reject this application.

Allan Chabot
5300 Columbia River Road, FHS, BC

Ryan Penney

From: john cowell [REDACTED]
Sent: Wednesday, April 8, 2026 1:47 PM
To: Ryan Penney
Cc: Monika Cowell
Subject: STR No.27-26

John and Monika Cowell
5304 Columbia River RD
Fairmont Hot Springs
VOB1L1.

Dear Ryan Penney
Planner RDEK

We are responding to the Notice of Intent regarding the permit application for the Property immediately south of our location at 5308 Columbia River Rd Fairmont Hot Springs.

We are quite surprised to learn of this application as we were very recently assured by the owner Dick Jewel that since he purchased the property from his siblings that the past use of the property as a periodic rental would stop and now be used solely for personal and Family use. We were quite happy to hear this as in the past there has been unruly behaviour with loud parties and noise and traffic noise on the very narrow driveway leading to the cottage between our properties requiring intervention to stop the rowdy behaviour.

We object to this permit for the following reasons.

1. There is a covenant on the titles of our properties prohibiting any commercial use of the property including rentals of any type.
2. The access to the property is quite narrow and there is limited parking unless the cars are strung out along the lane. There already is considerable traffic along the lane and car door banging is regularly heard.
3. We believe there are only two bedrooms and we are concerned about safety.
- 4, We have a quiet family oriented area and there are permanent residents who do not want homes in the area to be used for rental use.
5. We use our property on a very regular basis and will be semi permanent very shortly and made our decisions on the basis that there would be no STR in our vicinity and the covenants on our titles would be respected..

Sincerely
John and Monika Cowell

Paul McBeth
5296 Columbia River Road
Fairmont Hot Springs, BC
VOB 1L1

Ryan Penny
Regional District of East Kootenay
19 24 Ave South
Cranbrook, BC
V1C 3H8

April 10, 2026

**RE: Short-Term Rental Temporary Use Permit
STR No. 27-26**

Dear Ryan Penny,

This letter is in response to the Notice of Intent regarding the permit application for the Property at 5308 Columbia River Road, Fairmont Hot Springs.

I strongly oppose the issuing of the Short-Term Rental Temporary Use Permit at 5308 Columbia River Road, Fairmont Hot Springs and any future applications within Fairmont Resort Properties developments.

We object to this permit for the following reasons:

1. There is a covenant on the title of our properties prohibiting any commercial use of the property including rentals of any type. My family are original owners and felt at the time of building the covenant was important and continue to do so.
2. They are a sellout to tourists who displace local residents, who are already experiencing housing shortages. This is a well documented phenomenon.
3. Fairmont is a near-wilderness community surrounded by wildlife that is attracted to exposed garbage. Careless, inexperienced renters will increase negative wildlife-human interfaces to the detriment of permanent residents. The habits of bears attracted to garbage are difficult to change and is a concern for the entire community.
4. There are no practical ways to control in real time the adverse effects of STR's such as excessive occupancies, noise, rowdy behaviour, parking etc. Permanent neighbours must tolerate these disruptions while the ineffective reporting and complaint resolution mechanism slowly grinds away in the background and other permanent residents lose the enjoyment of their property.

5. Property values decrease when homes are located near STRs. How could anyone willingly accommodate 16 neighbours and enjoy their property and privacy? We use our property on a very regular basis and made decisions on the basis that there would be no STR in our vicinity and the covenants on our titles would be respected.
6. Short term renters add nothing to the community values such as volunteering for community cleanups, fund raisers, and many other community projects.
7. STRs compete directly with local businesses who employ locals and support community causes.
8. There are restrictive covenants lodged on the titles of most properties sold by Fairmont Resort Properties. These covenants protect the purchasers of their land from the deviations to property use such as STRs. Is RDEK now overriding these independent third party legal encumbrances and, if so, who is going to personally be responsible for that action if there are repercussions?

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul McBeth', with a stylized, cursive flourish.

Paul McBeth

April 24, 2026

TO: Regional District of East Kootenay, Board of Directors

Meeting May 8, 2025

RE: STR 27-26, 5308 Columbia River Road, Fairmont, BC

Thank you for taking the time to consider our application regarding our property located at 5308 Columbia River Road in Fairmont Hot Springs.

We would like to respectfully acknowledge that we misunderstood the layered provincial and local requirements related to short-term rental operation. When we were notified by the Province of British Columbia that a short-term registration was required, we acted promptly to obtain it and updated our Airbnb listing accordingly.

More recently we were made aware that a Temporary Use Permit was also required for the operation of our short-term rental. We had not previously understood that this permit was necessary. Once we learned of this requirement, we immediately began the process to address the matter and bring everything into compliance.

Throughout our time operating the property, we have had no complaints regarding noise, parking, or disturbance. We have always aimed to be respectful owners, responsible operators, and good neighbours within the community.

We value being part of the Fairmont Hot Springs area and appreciate the opportunity to continue operating in a responsible and fully compliant manner going forward. We are committed to following all applicable requirements and working cooperatively with the Regional District.

We respectfully ask for your consideration and approval. Thank you for your time.

Sincerely,

Marilyn and Richard Jewell, owners

5308 Columbia River Road

[REDACTED]

Ryan Penney

From: James Kozlowski [REDACTED]
Sent: Sunday, April 26, 2026 8:46 PM
To: Ryan Penney
Subject: STR - Lot 46 Plan 8377 Lot 40 Application

Not in favour.

I would prefer my neighborhood be free of commercial businesses. There is enough traffic with the floaters, bikers and park visitors.

James Kozlowski
5292 Columbia River Road

Sent from my iPhone