November 2 2026

Re: Application for Temporary Use Permit for Fractional Ownership at 531 Windslow Road, Kye Bay

Sirs,

We are applying for a Temporary Use Permit (TUP) for our property at 531 Windslow Road, Kye Bay, Comox which we have operated as a short-term rental. 531 Windslow is owned under a Fractional Ownership Agreement where the 3 owners do not use, occupy or possess the property as their principal residences and rather use short term as a family vacation. Under the Town of Comox bylaws, business licenses may be granted for short-term rentals at the owners' principal home, and the Fractional Ownership option is not covered in the bylaws.

The property had been rented on a short-term bases prior to our purchase in 2022 and establishing a Fractional Ownership Agreement. We continued short term rentals. Shortly after, the Short-Term Rental Office was created and we applied for approval and were in good standing with documents on file at the registry. We recently received notice of additional changes requiring a Town of Comox 1 site business licence to keep us in good standing.

Our clientele is composed of young families and couples looking for a seaside experience with the beach and ocean. Kye Bay with its beaches at low tide gives young children a safe and wonderful first experience exploring tidal life. The cottage is an older building. However, most clients are coming from a busy life and are very happy with their stay. We also have clients coming who are visiting friends or family and are not able to be accommodated or find other commercial locations. Accommodations like 531 Windslow ensure that our visitors return year after year to Comox and surrounding areas for their vacations.

We request Council consider our request for a Temporary Use Permit for the Fractional Ownership property at this time, and in future updating Town bylaws, Fractional Ownership be incorporated.

Thank you for your consideration

Don Hicks