

# Notice.

EPS5970 – Coast

## **Immediate Cease of Short-Term Accommodations (STA's), and Tsawwassen First Nation (TFN) Regulations**

Dear Residents and Owners,

Please be advised that, in accordance with the attached letter from Tsawwassen First Nation (TFN), immediate action is required to cease all Short-Term Accommodations (STA's), within our community. Failure to comply with TFN regulations may lead to fines being imposed on the Strata Corporation. In the event that Strata incurs fines due to non-compliance, these fines will be levied against the individual owners.

It is crucial to understand that TFN laws and regulations take precedence over any Coast By-Laws in this matter.

In light of these developments, we want to inform you that the By-Laws concerning short-term accommodation for Coast will be discussed and repealed during the upcoming Annual General Meeting (AGM).

We appreciate your cooperation and understanding as we navigate this process to ensure compliance with TFN regulations. We will provide updates as we progress with the necessary actions. Thank you for your prompt attention to this important issue.

If you have any questions or concerns regarding this matter, please feel free to reach out.

Sincerely,

**TRIBE MANAGEMENT & STRATA COUNCIL**



September 19, 2023

**Via Email and Registered Mail**

**The Owners of Strata Corporation EPS 6738 and EPS 5970  
c/o Tribe Management Inc.**

11950 80<sup>th</sup> Avenue  
Suite 400  
Delta, BC, V4C 1Y2

**Attention: Owners and Residents**

**Subject: Short-term Rental Restrictions in Apartments on TFN Lands**

We write as a reminder that at this time, **TFN does not permit short term rentals in Apartments** pursuant to the TFN Zoning Regulation.

Please note that Strata Corporations EPS 6738 and EPS 5970 are both zoned as RM4 Multi-Family (Apartment 1.9 FSR) Residential, which has the following Permitted Uses:

***“Permitted Uses***

*The following uses and no others are permitted in the RM4 zone:*

*(a) Apartment*

***Accessory Uses***

*(a) Amenity Space*

*(b) Home Based Business”*

*‘Apartment’ means a single building other than a townhouse, comprised of three or more dwelling units with common or shared entrance facilities or interior passageways, where none of the dwelling units are rented or are available for rent or occupation for periods of less than 30 days.*


The TFN Zoning Regulation and Schedule B Zoning Map for location of zone designations can be found on the TFN website at <https://tsawwassenfirstnation.com/portfolio/planning-and-development/> for your reference.

Please also note that pursuant to Section 121(1)(a) of the *Strata Property Act (British Columbia)* any strata bylaw is not enforceable to the extent that it contravenes any other enactment or law.

It is the responsibility of the strata corporations, leaseholders, and residents to ensure that applicable TFN laws and regulations are being followed. Any contravention may be subject to enforcement action. We are happy to assist with interpreting TFN laws and regulations upon request.

Should there be any questions, please contact Leaseholder Relations at 604-948-5300 or [residents@tsawwassenfirstnation.com](mailto:residents@tsawwassenfirstnation.com).

Yours sincerely,

  
Komal Shaikh  
Director of Lands