



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2022.015-TUP

FROM: Name: TED & ANWZENA Tweedie
(please print)

Street Address:

Date: Sept 15 2022.

RE: Temporary Use Permit (TUP) – “Vacation Rental” Use
3136 Vaseux Lake Crescent, Electoral Area “D”

My comments / concerns are:

~~I do support the proposed use at 3136 Vaseux Lake Crescent.~~

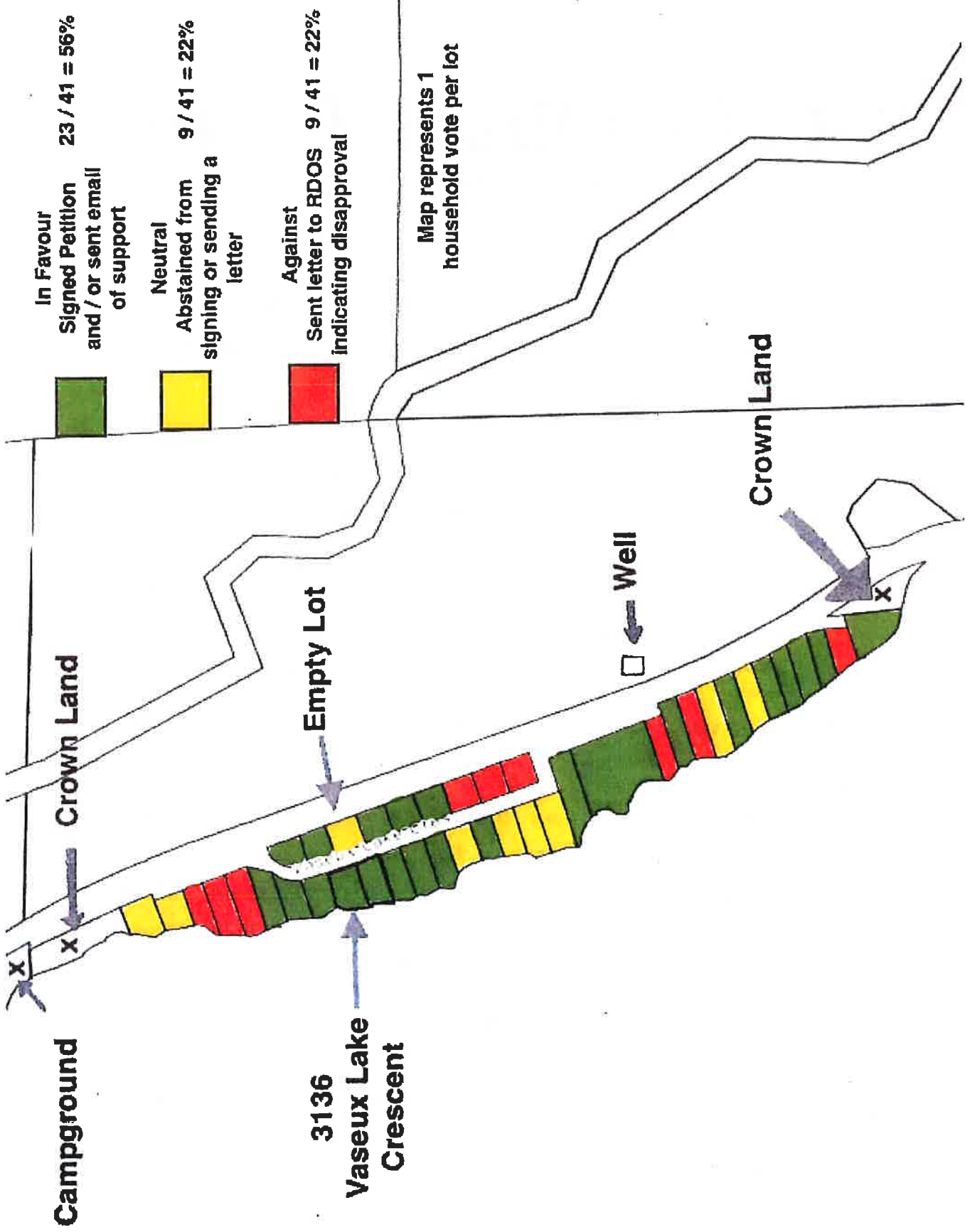
~~I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.~~

* I do not support the proposed use at 3136 Vaseux Lake Crescent.

We have great concern regarding water usage at Vaseux Lake and understand that according to studies, TUPs use up to 70% more water than regular households. We are interested to see the results of a water usage study commissioned for Vaseux Lake before any decisions are made re. the granting of any TUPs.

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) (“FIPPA”). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



To Electoral Area 'D' Advisory Planning Commission:

We the undersigned have no concerns regarding the use of Grant Temple and Michelle McReavy's 3136 Vaseux Lake Crescent home for Short Term Vacation Rentals as long as they follow RDOS regulations and their clients respect our neighbourhood and rules.

Specific regulations that must be followed by all renters are:

- 1) No greater than 6 individuals may stay overnight at any one time
- 2) RVs or camper trailers are not permitted
- 3) Housing is restricted to the main building only
- 4) No person shall make or cause any noise which disturbs, or tends to disturb, the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood
- 5) Parking is to be on designated spots in the driveway as much as possible

Name	Address	Phone #	Signature
Annette Schattonkirk			
ORVAL SCHATTENKIRK			
DAN GIROUX			
Gilles Giroux			
CHRIS SCMP			
Dawn Copping			
ROMNEY COPPING			
Andrew Copping			
Chris Sacke			
JONNE CIVILIAN			

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Name	Address	Phone #	Signature
Maria Ladeira			
Jose Ladeira			
ALLAN DANK CARLSON CARLSON			
Janice Genn			
Valerie L... ARLEN LON			
Heidi B... K...			
BENISE FISCHER			
Christina Mitchell			
Marcela Kidwell			
Gary Kidwell			

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Name	Address	Phone #	Signature
Ben Brown			
Lana Shepherd			
CARLY SHEPHERD			
John Lee			
BRODY HARMS			
Kathy Scarr			
GARY KIDWELL			
Carmile Steede			
Lorraine Ronsberg			

From: [Gillian Cramm](#)
To: [Carlissa MacCormac](#)
Subject: FW: TUP Application No. D2022.015-TUP
Date: September 15, 2022 2:16:00 PM

For inclusion on the agenda. Thank you.

Gillian Cramm - Legislative Services Coordinator
Regional District of Okanagan-Similkameen

From: Sheila Hartman
Sent: Thursday, September 15, 2022 12:05 PM
To: Fiona Titley <ftitley@rdos.bc.ca>
Subject: TUP Application No. D2022.015-TUP

To Whom It May Concern:

I am opposed to TUP No. D2022.015-TUP for the following reasons:

-More time is needed for an independent study on our water system for the Vaseux Lake Improvement District to be completed to assess if our well system is capable of supplying the extra load TUP's will place on it.

- A study in 2021 by Eastsound Water Users Association in Washington has shown that permitted short term vacation rentals in the prime months of July and August use a 100-110% more water and 74% more on average than permanent residences not operating as vacation rentals. All homes in the Eastsound area are metered.

-No TUP's should be issued until rules to regulate the number of TUP's allowed per neighbourhood are in place in order to maintain existing residential neighbourhood so that it does not become a holiday resort.

-Issue with RDOS TUP Application under Property Description section where it asks for Current method of water supply and Community Water is checked which, in my opinion, leaves the reviewers of this application to believe we are on a municipal water system when in fact Well and/or Other should be checked with an explanation that it is a shallow well community water system.

-This community already has experience with short term vacation rentals and the impact it has had on our water system, our neighbourhood and the personal enjoyment of our homes as there are only 38 residences in this community and 6 of those have been operating illegally as short term vacation rentals. Almost every home in this single family residential neighbourhood sold since 2014 has been turned into a vacation rental and am concerned about future sales as this seems to be the trend in this community.

For the above stated reasons I am adamantly opposed to TUP's being issued in this community.

Sincerely,

Neil Hartman

Fiona Titley
RDOS
Re: D2022.015
Grant Temple and Michelle McReavy

I am completely in favour of vacation rentals on Vaseux Lake. All of our family loves being on Vaseux Lake and I feel that sharing is the way to go.

When I first came to Vaseux Lake I rented a home for two summers. Once I realised how beautiful this lake was I decided that I needed to buy a home here. Renting gives people a chance to see if they enjoy a neighbourhood before buying.

Not everyone can have a home on the lake so this is a good way for families to get together and share the beauty of the lake while enjoying time together.

Jeanne Steede

[REDACTED]
Okanagan Falls



RECEIVED
Regional District

AUG 09 2022

101 Martin Street
Penticton BC V2A 5J9

Yvonne Cinnamon

[REDACTED]
Okanagan Falls

To whom it may concern;

I would like to show my support for Grant Temple and Michelle McReavy's application for a vacation rental. The permit # D2022.015.

I have lived on Vaseux Lake for 23 years and I have seen many homes rented on the lake with no problems. I personally know the owners of 3136 Vaseux Lake Crescent and find them to be respectful people. I have never heard any noise or seen any problems in over 5 years.

My son Terry took care of the yard for many years and he never had a bad thing to say about the owners. My next door neighbour Gilles Giroux watches over their house now so if there is a concern when they are away I can go to him.

I enjoy meeting new renters and sharing our lovely lake with visitors. It is not up to me to tell a neighbour what they can or can't do.

If Grant and Michelle follow the RDOS regulations then there is no problem allowing them to have a permit.

[REDACTED]

Thank You

[REDACTED]
Yvonne Cinnamon

RECEIVED
Regional District
AUG 09 2021
101 Martin Street
Penticton BC V2A 5J9

Re: D2022.015-TUP

To whom it may concern;

We live at [REDACTED] Vaseux Lake Crescent and we would like to show our support for the application for a vacation rental.

We have lived on Vaseux Lake for many years and we own a rental property on Sundial Road at the South end of Vaseux Lake.

We have never heard any problems like traffic or noise in all the time they have rented. As owners of a rental property we know it is important to respect your neighbours and we have not seen any issues that would cause us concern.

Our community is on a limited water supply and as long as they inform their renters to be careful, take shorter showers and follow the government rules then we do not have an issue with them renting to families.

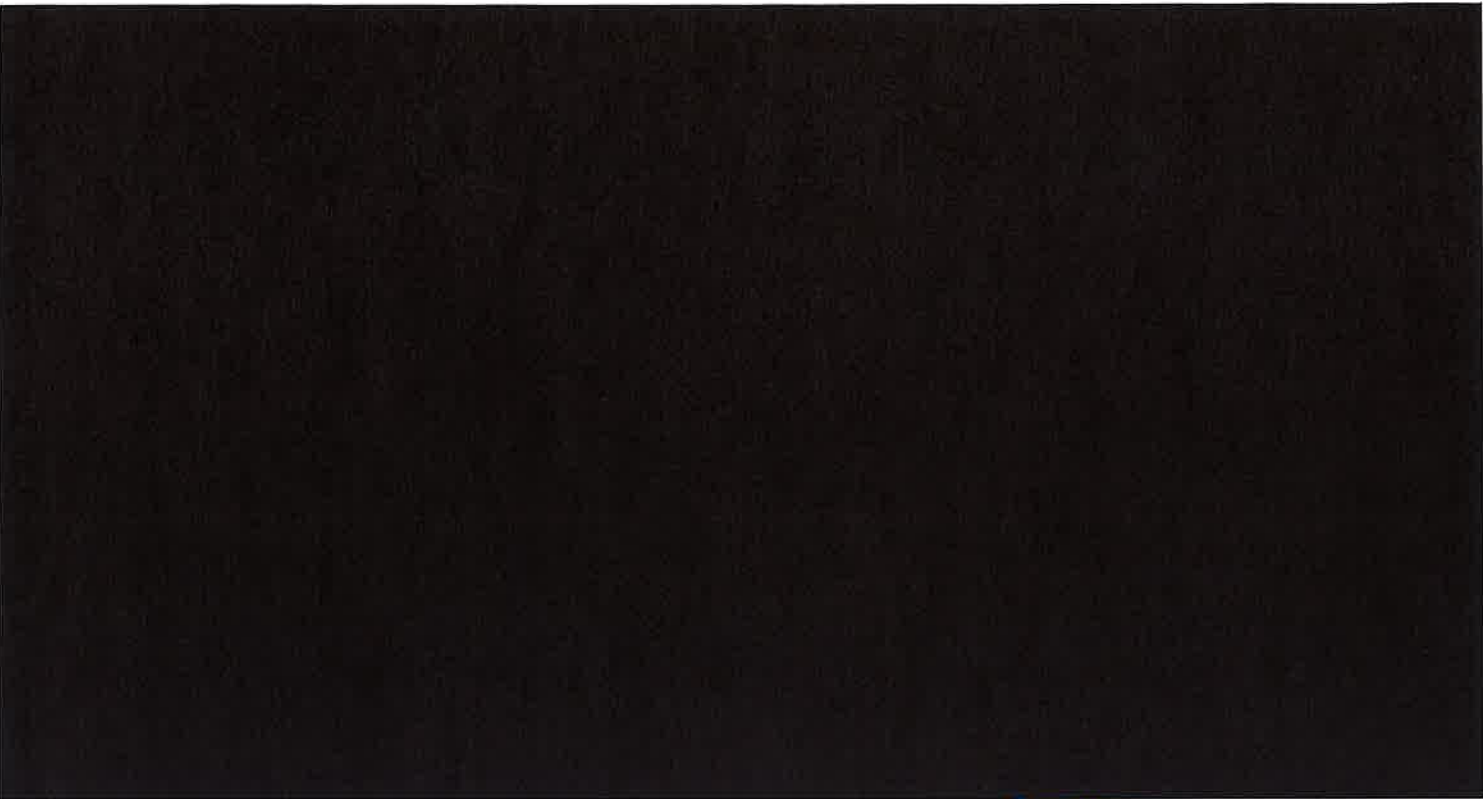
Thank You

Maria and Jose Ladeira
[REDACTED]

RECEIVED
Regional District

AUG 09 2022

101 Martin Street
Penticton BC V2A 5J9



RECEIVED
Regional District

JUL 19 2022

101 Main Street
Penticton BC V2A 5J9

Lauri Feindell

From: Phyllis Radchenko [REDACTED]
Sent: August 2, 2022 2:11 PM
To: Planning; Info E-Box
Subject: D2202.015-TUP letter of Opposition for Planning Dept. Attention F. Titley and All RDOS Directors
Attachments: Aug2 FINAL D2202.015-TUP.pdf

Greetings Planning and RDOS Directors

Thank-you for the opportunity to express concerns for the Vaseux Lake east side neighbourhood regarding the upcoming TUP consideration. I appreciate you will review the letter and note the many concerns that motivate me to oppose this application.

Please find attached a four page letter of concern regarding D2202.015-TUP for the Public Information meeting August 10 and for the upcoming consideration by the RDOS Board of Directors. Please attach this letter to the file as part of the permanent record.

Thank-you for your consideration and please do not hesitate to contact me if you have any questions.

Sincerely,
Phyllis Radchenko
[REDACTED]

To: Planning Department Attention: Fiona Tittley
 Chief Administrative Officer - Bill Newell
 RDOS Chair person- Mark Pendergraft
 Directors: Manfred Bauer, George Bush, Bob Coyne, Spencer Coyne, Riley Gettens,
 Doug Holmes, Martin Johansen, Rick Knodel, Susan McKortoff, Subrina Monteith,
 Ron Obirek, Tim Roberts, Katie Robinson, Judy Sentesd, Erin Trainer, John Vassilaki,
 Campbell Watt

From: Phyllis Radchenko resident 3232 Highway 97 Date: August 1, 2022
 Re: D2202.015 TUP application - Opposition to approval

Thanks for your review and consideration of the enclosed information.

RDOS does not supply or administrate water for the east side residents of Vaseux Lake. The responsibility and authority for water management for the east side residents has been the Vaseux Lake Improvement District since the 1970's. The VLID has never been contacted regarding the suitability of additional water use by TUP vacation rentals. The RDOS has been contacted to ask what the criteria is for assessing water capacity for TUP and there has been no answer. The RDOS was asked what actions they would take if the residential area ran out of water and the answer from Fiona Tittley - Planner 1, was "it would be the responsibility of the TUP operator and the VLID". The VLID sent a letter June 28, 2022 asking that no TUP be considered or approved without discussion/approval of VLID and there has been no formal confirmation that will be the process. The well is shallow, the domestic use has risen 10% each year since 2017 and we have been on a boil water advisory for 4 years. A hydrogeologist has assessed the situation and recommended no changes to the existing well ie: avoid relocation, do not drill deeper as the aquifer may be bypassed. VLID is unable to install a higher capacity pump as it would pump too fast losing suction and the well was unable to replenish itself to keep up with pump demand. VLID does not own the property where the water resides and any changes to the water supply have to be negotiated with Nature Trust. **We are in the position where we must conserve water as this is a finite resource for permanent residents for domestic use.**

Regarding several of the May 5 RDOS Board meeting video recording statements of Mr. Temple (& on behalf of Ms. McReavy) :

- A. Mr. Temple stated he is recently retired and is applying for the TUP for supplemental income but he admits he has been operating without a TUP for 2-3 years. We lived directly across the street from 2016 - 2019 observing rentals from Spring to Fall during that time and since we now reside at a different location in the same neighbourhood we saw the continuation of vacation rentals through 2021. That is a total of six years of rentals without a license. [REDACTED]
- B. Mr. Temple stated he would be renting for possibly a month or two months at the most, "not a regular thing". However, the rentals were observed from April through to October

Festival of the Grape and up to Thanksgiving. The initial application was for May to October and the current reapplication is for May 15 to November 15. That is 6 months in spite of the fact that in the video Mr. Temple states that this house is his primary residence. ***We are skeptical of the 1-2 month rental schedule.***

- C. Mr. Temple stated that there are probably 6 others renting on the lake and he is the only one that applied. Mr. Temple followed the application requirement only after he was reported by neighbours for operating without a TUP and he was visited by Bylaw Enforcement. [REDACTED]
- D. Mr. Temple stated " It is very important that we have the opportunity to follow the regulations and we are doing our best to do that". However, he made no attempt to find out the requirements, to meet the criteria and to apply PRIOR to running the business for several years. **April 12 Bill Newell CAO sent an Administrative report to the Advisory Planning Commission stating " The property has been the subject of a stop work notice for constructing an accessory building and deck without a building permit."** In addition, since his expanded deck encroached into the riparian area he was informed he also required a Riparian Assessment and Water Course Development permit that had not been attained. [REDACTED]
- [REDACTED]
- E. Mr. Temple stated that " we only rent to less than 6 people." This is untrue as we have observed large groups for biking/wine tasting holidays. One wine tasting group became so large that they had to split the group into two separate weekend bookings. ***Mr. Temple is understating his past rental group sizes.***
- F. Mr. Temple stated he has a person across the street who takes care of the property. This has never been identified to the other neighbours as the Contact person if they have concerns for noise, parking, etcetera. ***Mr. Temple is not communicating his rental operation practices to his neighbours in case of concerns or emergencies.***
- G. Mr. Temple states there is" no concern for numbers or parking", however recreation trailers have been parked in front of his home in addition to extra vehicles. There are no sidewalks on this street and the extra vehicles means pedestrians are at risk. In addition, emergency vehicles such as ambulances who may have to respond to medical emergencies (older demographic lives in this neighbourhood) or fire trucks may be challenged to maneuver and efficiently deal with emergencies. [REDACTED]
- [REDACTED]
- H. [REDACTED]
- I. Mr. Temple stated " The permit for Temporary Use, I had no idea it was required. We had never even known it was required. As far as our community, even people I know

who are renting, nobody even knew it existed.” However, Mr. Temple participated in the Vaseux Lake Improvement District Annual General Meeting by phone where the concern regarding short term vacation rentals and the requirement for a permit was discussed. In 2019 Mr. Temple attended in person the VLID Annual General Meeting where again the concerns about vacation rentals were discussed, the Chairperson went over the RDOS TUP Permit pamphlet and it was made available for all to peruse if anyone was intending to operate a vacation rental and to those already operating illegally. [REDACTED]

In addition to the statements from Mr. Temple at the May 5 RDOS Board Meeting listed below are additional concerns:

Before the first consideration of this TUP application, it was supposed to be made public to the neighbours for their review and input. However, only one neighbour received a letter of notice with directions for feedback. The second consideration of this TUP application on August 10 has not been communicated to the neighbours by mail or email or other methods. There has been no contact with the neighbours to date (August 2, 2022).



The application on the website is incomplete as there are only 2 out of the 3 pages. The 3rd page which has the Declaration of that the application is full and complete and a true statement of facts related to this application is missing with his signature.

The current application permit requests to provide lodging for up to 6 people. The original application D2202.005-TUP on the Rational sheet states there are beds for 9 people, the septic system can accommodate eight persons. Also, the Applicant states they will not rent to more than 8 people which is a conflicting number to the original application form and the current application form. The “Rationale sheet” is not part of the current application but it remains unclear if the applicant has made any changes to the number of beds. We lived across the street from 2016 to 2019 and observed more than 6 users on many occasions AND the parking of recreational trailers in front of the home at the same time. It is not unrealistic that the “recreation trailer users” would be using the toilets, possibly showering and eating meals with the renters so more dishwasher/washer loads would be done; and under those circumstances there would be even more domestic water usage. **The Applicant has rented to groups much larger than 6 and there no confidence that he will abide by the maximum of 6 renters.**

On the initial application form, the Proposed use statement by the Applicant mentions the House Rules; no recreational vehicles, no use of large shed or workshed by tenants. However, there is no mention of the bunkhouse/cabana as being a locked off area. A note with fire escape, septic responsibilities and water restrictions from May 1-September 30 is listed as clearly available but **THERE IS NO MENTION OF RESPONSIBLE WATER USE. It states the rules will be discussed upon arrival but the Applicant does not state he will meet each renting group.** On the second TUP application none of these concerns are addressed on any document

posted on the current TUP webpage. *****Water conservation should entail controls to physically minimize water waste beyond signage or notices. This could include: requirement for low flow toilets, low flow faucets, low flow showerheads, mandatory dishwasher efficiency settings, restrictions on number of guests permitted for rentals. Mr. Temple has not indicated he has taken any water conservation actions beyond posting a notice.**

The Advisory Planning Commission meeting did not discuss the concern of water availability for the TUP application. The TUP application form asks the Applicant what is the source of water and no other criteria or information is requested. On the application form page 2 Property Description line " Current method of water supply" the selection " OTHER" should have been checked as it is a shared shallow community well water system and NOT a municipal water system. **In discussion with Planning staff no one could speak to how the water criteria was assessed or by whom.**

The Applicant said that he was not notified that there were any community letters of support or opposition. Letters of support were due one week in advance (April 28) in front of the BOD meeting (May 5) and that was posted on the website. 


Mr. Temple has had time to review and consider the letters of opposition since the first TUP BOD consideration. He had a letter of concern drafted by a lawyer which was distributed to the BOD. Mr. Temple knows who wrote letters and what the concerns were from each contributor. **To date not one person has been contacted by Mr. Temple to allay their concerns contrary to his statement in the letter his lawyer submitted.**

RDOS has the webex, letter of notice of development and posting of signage on the property in question to ensure that the neighbourhood communities are engaged in the process. However, Mr. Temple's lawyer stated that the letters of opposition concerns were germane and were inappropriate. This criticism of the letters of opposition violates the principle of community engagement and the voice of the neighbours. **If the purpose of posting the Notice of Development signage and the letter of notice of development is for the RDOS to genuinely engage the community residents, then the letters submitted are relevant and should be taken seriously. Director Obirek spoke on and voiced the concerns of the community he represents.**

In summary, there are many reasons why D2202.015 -TUP should be denied and this is my public statement of opposition.

Sincerely, Phyllis Radchenko

Lauri Feindell

From: Referrals <Referrals@fortisbc.com>
Sent: July 22, 2022 4:09 PM
To: Planning
Subject: RE: [External Email] - TUP Referral - D2022.015-TUP

Property Referral #2022-1138

Hi,

FortisBC has no gas lines in the area and therefore has no concerns.

Have a nice day!

Josh Harder
Property Services Assistant
Lands
FortisBC Energy
16705 Fraser Highway | Surrey BC V4N 0E8
P: 778.578.8038 xt.58038 | joshua.harder@fortisbc.com



From: Fiona Titley <ftitley@rdos.bc.ca>
Sent: Thursday, July 21, 2022 3:50 PM
To: HBE <HBE@interiorhealth.ca>; 'kmg365@live.ca' <kmg365@live.ca>; Referrals <Referrals@fortisbc.com>
Subject: [External Email] - TUP Referral - D2022.015-TUP

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Re: Project No. D2022.015-TUP
Vacation Rental Temporary Use Permit

Please find attached a Referral sheet for a Temporary Use Permit application, along with a link to our web page with the relevant documentation.

Please review and if you have any questions contact Fiona Titley, file manager.

If you could forward your comments/concerns to planning@rdos.bc.ca by August 20, 2022.

Kind Regards,

Lauri Feindell

From: HBE <HBE@interiorhealth.ca>
Sent: July 22, 2022 1:39 PM
To: Planning
Subject: RE: TUP Referral - D2022.015-TUP

Afternoon Fiona,

Thank you for the opportunity to provide comments on this application. It is our understanding that the above referenced application seeks approval to renew a Temporary Use Permit (TUP) to allow for the operation of a short-term vacation rental. This referral has been reviewed from a Healthy Community Development perspective. The following comments are for your consideration:

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is attainable, stable, high quality, and in a location and community that meets our needs and supports health and well-being.

While this vacation rental can contribute to the property owner's income and support tourism through accommodation for the travelling public, it also reduces the availability of long-term housing units available in the community. It is important to balance long term housing needs with support for visitors and economic opportunity. As noted in the RDOS 2020 Housing Needs Assessment, there is an acute shortage of long-term rental availability.

It is also worth mentioning (for the applicant's awareness) that according to Section 7 of the *B.C. Health Hazard Regulations* a landlord must not rent a rental unit unless it is connected to a community (permitted) water supply system or the landlord can provide the tenant with a supply of potable water for domestic (drinking, cooking and sanitation) purposes. Potable means the water complies with the bacteriological standards stated in the Drinking Water Protection Regulation and the health related chemical parameters stated in the Guidelines for Canadian Drinking Water Quality.

More information on potable drinking water requirements can be found at [Drinking Water | Environmental & Seasonal Health | IH \(interiorhealth.ca\)](#).

If you have any questions, please feel free to email us back or call 1-855-744-6328 (Ext. 4).

Regards,

Mike Adams

Team Leader, Healthy Community Development

Interior Health

www.interiorhealth.ca



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. This region is also home

to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

From: Fiona Titley <ftitley@rdos.bc.ca>
Sent: Thursday, July 21, 2022 3:50 PM
To: HBE <HBE@interiorhealth.ca>; 'kmg365@live.ca' <kmg365@live.ca>; 'referrals@fortisbc.com' <referrals@fortisbc.com>
Subject: TUP Referral - D2022.015-TUP

CAUTION! This email originated from outside of Interior Health. Do not click links or open attachments unless you recognize the sender, their email address, and know the content is safe. If you suspect this is a phishing or fraudulent email please forward it to spam@interiorhealth.ca.

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If you could forward your comments/concerns to planning@rdos.bc.ca by August 20, 2022.

Kind Regards,



Fiona Titley • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-486-0182 • tf. 1-877-610-3737 • f. 250-492-0063
www.rdos.bc.ca • ftitley@rdos.bc.ca

Lauri Feindell

Subject: FW: Short term rental application permit 3136 Vasuex Lake Cres

From: BRIAN MULHOLLAND
Sent: July 29, 2022 7:00 PM
To: Planning <planning@rdos.bc.ca>
Subject: Short term rental application permit 3136 Vasuex Lake Cres

I am writing this in regards to the up coming short term vacation rental set for Aug 10th 22 from 3136 Vasuex Lake Cres.

I submitted an email with my concerns on the first application and my view has not changed We are against this permit being granted.

I am sure when this area was created and a shared well was put in short term rentals were not an issue . With global warming and reduced snow packs water has become a bigger issue and no doubt will continue to be . This area was developed to be a small community residential development .

The infrastrure was not built to run a for profit bussiness out of the area. We have owned our place for over 20 years and have never had concern about water quality or running out of water in past. The last few years that has become an increasing concern. If we do run out of water it will effect everyone period. It may have effects on health not to mention property values

Before any application is considered a plan to address the water issue must be found and implimented.

The summer always will see increased water usage from increased irrigation and normal visitors . But allowing for profit short term rentals put an additional preventable strain on an already taxed system makes no sense.

Along with water usage there are additional parking problems with influx of people to the area.

I dont know what the solution is , be it water meters to monitor and control each property usage or short term rentals supply their own solution from outside using a community well ?

If the RDOS grants this applicaion this will no doubt contribute to the concern , so what action will RDOS take to prevent running out of water and what will RDOS do if the well does run out of water?. To grant a permit is turning a blind eye to known concerns.

No application should be granted or considered until this issue has been dealt with and a solution found . By granting a permit this is just adding to the issues.

Fines do little when there is no water. The issue must be addressed first as this is not going away . Its short sighted to not think of long term issues that will effect everyone including short term rentals owners. If someone wants to profit then solutions must be made as others will suffer who obide to the bylaws in palace while others make a profit .

Brian Mulholland

Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2022.015-TUP

FROM: Name: Lori Callander

(please print)

Street Address:

Date: August 3, 2022

RE: Temporary Use Permit (TUP) - "Vacation Rental" Use
3136 Vaseux Lake Crescent, Electoral Area "D"

My comments / concerns are:

I do support the proposed use at 3136 Vaseux Lake Crescent.

I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.

~~I~~ I do not support the proposed use at 3136 Vaseux Lake Crescent. at this time

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

→ At this time we are still under boil water notice and have implemented water restrictions and there are still large concerns over the amount of water in the well with the limited useage of water. Until a plan exists and is in place by RDO's and/or VHD I feel further stress on our water system puts the whole community at

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Regional District of Okanagan Similkameen

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Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2022.015-TUP

FROM: Name: Rob + Terri Jensen

(please print)

Street Address:

Date: Aug 3rd 2022

RE: **Temporary Use Permit (TUP) - "Vacation Rental" Use
3136 Vaseux Lake Crescent, Electoral Area "D"**

My comments / concerns are:

I do support the proposed use at 3136 Vaseux Lake Crescent.

I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.

I do not support the proposed use at 3136 Vaseux Lake Crescent.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



Feedback Form

Regional District of Okanagan Similkameen

OKANAGAN-SIMILKAMEEN

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: 015.TUP
D2022.005-DVP

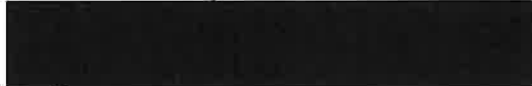
FROM: Name:

Gordon Weston

Street Address:



RE: Development Variance Permit (DVP) Application
3136 Vaseux Lake Crescent, Electoral Area "D"



My comments / concerns are:

- I do support the proposed variances at 3136 Vaseux Lake Crescent.
- I do support the proposed variances at 3136 Vaseux Lake Crescent, subject to the comments listed below.
- I do not support the proposed variances at 3136 Vaseux Lake Crescent.

All written submissions will be considered by the Regional District Board

① Our Fragile water system presently condemned for human consumption

② Our volume of water supply is very limited and will not support added use

③ We have no funds to upgrade our system

4. Parking and Travel will not be adequate

5. We already have illegal drawing water from lake with no permit.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2022.015-TUP

FROM: Name: Phyllis Radchenko

(please print)

Street Address:



Date:

Aug 3, 2022.

RE: Temporary Use Permit (TUP) - "Vacation Rental" Use
3136 Vaseux Lake Crescent, Electoral Area "D"

My comments / concerns are:

I do support the proposed use at 3136 Vaseux Lake Crescent.

I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.

X- I do not support the proposed use at 3136 Vaseux Lake Crescent.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

Please see 4 page letter sent to planning@rdos.bc.ca, dated August 2, 2022.

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2022.015-TUP

FROM: Name: EVELYN TRAVIS
CHARLIE PARCNER (please print)

Street Address: 

Date: Aug 3rd 2022

RE: Temporary Use Permit (TUP) - "Vacation Rental" Use
3136 Vaseux Lake Crescent, Electoral Area "D"

My comments / concerns are:

I do support the proposed use at 3136 Vaseux Lake Crescent.

I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.

X- I do not support the proposed use at 3136 Vaseux Lake Crescent.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

Feedback Forms must be completed and returned to the Regional District
prior to the Board meeting where the TUP will be considered.

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can VLID pass by law
that a home that is
being used as a vacation
rental, permit or not,
by subject to water fees
x3 (for example) or that the
home owners are responsible
for putting in water meters
at their expense and charged
accordingly for useage above
what a family of 4 would
use?

Second idea would be better
as it holds them accountable
for useage, in first one they
could leave tap running to
get "monies" worth

I am not opposed to vacation
rentals persay but I do think
that if we have so many places
wanting to do it that we might
want to have rules and regula-
tions in place to handle ~~situations~~
that could arise. Fines could
be applied. I doubt water can be
turned off but liens against home
could be done

Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2022.015-TUP

FROM: Name: Kim Cullum / CRAIG HEARNER
(please print)

Street Address:

Date: Aug 3/22

RE: Temporary Use Permit (TUP) - "Vacation Rental" Use
3136 Vaseux Lake Crescent, Electoral Area "D"

My comments / concerns are: / WATER / TRAFFIC / NOISE / THEFT

I do support the proposed use at 3136 Vaseux Lake Crescent.

I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.

X I do not support the proposed use at 3136 Vaseux Lake Crescent.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

Feedback Forms must be completed and returned to the Regional District
prior to the Board meeting where the TUP will be considered.

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RDOS

OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2022.015-TUP

FROM: Name: Sheila Hartman
(please print)

Street Address: [REDACTED]

Date: August 5, 2022

**RE: Temporary Use Permit (TUP) – “Vacation Rental” Use
3136 Vaseux Lake Crescent, Electoral Area “D”**

My comments / concerns are: Domestic Water Supply, Noise and against Bylaws in this area.

I do support the proposed use at 3136 Vaseux Lake Crescent.

I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.

X I do not support the proposed use at 3136 Vaseux Lake Crescent.

This community has experience with noise and rowdiness from Short Term Vacation Rentals (STVR's), due to the 6 illegal STVR's, disturbing the peace and tranquility of their homes. Ongoing water issues that still exist since TUP was denied on May 5, 2022. It would be in the best interest of our community that our shared shallow well domestic water system should have no changes made to it according to Geoscientist and Hydrologist Chris Holmes. In the seasonal months the well pumps run at or near capacity during the day and cannot run any faster during this high demand period and STVR's further strain an already taxed system. The more STVR's, 6 illegal including the applicants, that have begun operating in this community the more issues we are encountering with supply/demand. Common sense dictates that there is a direct correlation between the increase in STVR's in this community and the increase in water issues and usage we have been experiencing. Report in 2021 by Eastsound Water Users Association, located in Eastsound Washington USA, found that for the summers of 2019 to 2021 that residences in their community with Vacation Rental Permits used a 100-110% more water in July and August and 74% more on average than residences not operating an STVR. A preponderance of the evidence shows that this Vaseux Lake neighbourhood, on a shared shallow well domestic water supply, cannot sustain the added water consumption placed on it by STVR's. In my view the APC and RDOS would be remiss in their duties to this community to grant TUP's. **Water is a finite resource that must be preserved for the residents of this community.**

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9 planning@rdos.bc.ca

Tel: 250-492-0237 / Fax: 250-492-0063 / Email:

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2022.015-TUP

FROM: Name: James Brian Mulholland (please print) _____

Street Address: _____

Date: _____ 2022-08-08 _____

**RE: Temporary Use Permit (TUP) – “Vacation Rental” Use
3136 Vaseux Lake Crescent, Electoral Area “D”**

My comments / concerns are:

- I do support the proposed use at 3136 Vaseux Lake Crescent.
- I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.
- I do not support the proposed use at 3136 Vaseux Lake Crescent.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

I cannot check the box to show I do not support the proposed use of 3136 Vaseux Lake Cres 2022-08-08 J Brian Mulholland

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) (“FIPPA”). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use



Feedback Form

RDOS

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

OKANAGAN SIMILKAMEEN Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2022.015-TUP

FROM: Name: TED + ANUZENA TWEEDIE
(please print)

Street Address: [REDACTED]

Date: August 7 2022.

RE: Temporary Use Permit (TUP) – “Vacation Rental” Use
3136 Vaseux Lake Crescent, Electoral Area “D”

My comments / concerns are:

I do support the proposed use at 3136 Vaseux Lake Crescent.

I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.

I do not support the proposed use at 3136 Vaseux Lake Crescent.

We do not support the temporary use permit for the reasons previously outlined -

- limited water supply from our shallow well
- we are often on water restrictions due to low levels of water.
- we would rather not set a precedent for other TUP applications which would put further non-resident strain on our system.

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.



Feedback Form

RDOS

Regional District of Okanagan Similkameen


101 Martin Street, Penticton, BC, V2A-5J9

OKANAGAN
SIMILKAMEEN

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2022.015-TUP

FROM: Name: Neil Hartman
(please print)

Street Address: 

Date: August 8, 2022

**RE: Temporary Use Permit (TUP) – “Vacation Rental” Use
3136 Vaseux Lake Crescent, Electoral Area “D”**

My comments / concerns are: Domestic Water Supply, Disruptive to Residential Neighbourhood, Against Bylaws

I do support the proposed use at 3136 Vaseux Lake Crescent.

I do support the proposed use at 3136 Vaseux Lake Crescent, subject to the comments listed below.

XI do not support the proposed use at 3136 Vaseux Lake Crescent.

Will be submitting a letter detailing opposition to this TUP Application prior to the RDOS Board of Directors meeting.

Feedback Forms must be completed and returned to the Regional District
prior to the Board meeting where the TUP will be considered.

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Vaseaux Lake

August 10, 2022

To Fiona Titley

My husband and I are part owners of the property next door to 3136 Vaseux Lake Crescent owned by Grant Temple and Michelle McReavy. We have known them ever since they moved into their property and have found them friendly, considerate and great neighbours. We have never received any complaints about any tenants renting their property. In fact we have found the tenants to be quiet, considerate and well behaved. Noise or parking has never been an issue.

My husband and I were appalled to hear that their application had been initially turned down. It seems that some new comers to the Vaseaux neighbourhood who live at the opposite end of the street around a corner where the impact of any rentals at 3136 Vaseux Crescent would not affect them, have set themselves up as leaders hoping to do away with all holiday rentals on the lake. Rumour has it that they intend to set up a bed and breakfast of their own. One wonders at their motivation.

According to what I have been told the application was turned down because they disseminated the information that rentals use more water. This was done without any facts to prove this. Seeing that rentals are summer rentals only that means that for many months of the year water was not used and in the summer, holiday makers probably swim in the lake more than residents, so take fewer showers. Often bottled drinking water has to be supplied to tenants because of numerous water advisories.

My husband and I are also aware of other information that has been disseminated that is incorrect and notices placed on doors that criticized those who did not comply with the wishes of this family.

The Vaseux Lake neighbours, at our end of the street, are all good friends and we have solved any problems by talking to each other not reporting directly to bylaw officials and causing major problems. Appealing to officials should be a last resort.

I do hope that Grant and Michelle are given permission to rent their property for as long as they wish.

Respectfully submitted,

Dawn and Romney Copping.

Lauri Feindell

From: Janice Genn [REDACTED]
Sent: August 4, 2022 9:21 PM
To: Fiona Titley
Subject: RE: D2022.015-TUP

I would like to send a brief note regarding short term rentals on Vaseux Lake.

I grew up in Southern Ontario. My parents rented a cottage for 3 weeks every summer, with their best friends renting a cottage next door. These are some of my best childhood memories.

I believe anyone who offers to share their home, their own piece of paradise to young families or couples who can not yet afford a waterfront paradise...is generous, and in turn...lucky for the young families/couples who get to create memories of their own, year to year.

It is my understanding, if you apply for a TUP...you need to follow rules and regulations, which other homeowner/residents or long term rentals are regulated to follow...and trust me, I have witnessed, and uncomfortably experienced noise violations by homeowner families. I have also witnessed a case of a long term renter who was difficult to evict, even though they had caused petty theft in the community, and allowed their dogs to be put in danger, one fatally.

I have been told there are concerns about water usage. It goes up during the summer months, and is less during the Winter months. This is natural in every community I have ever lived in. Southern Ontario, SouthWestern Ontario, WINNIPEG, and even in Vancouver: a city in a subtropical climate, yet water restrictions begin in the early spring. I believe most of the lakeside houses are built for families of minimum 5-6 people. Most houses are minimum 3 bedrooms, if not more. This community was built for families of 5-6 people per home, and was designed to use a shared water well. If someone wants to share their home to less than six people, as it was designed for, I do not understand why this would be an issue?

I am relatively new to the neighbourhood. I am excited about my small community, and have reached out to, and met a lot of my neighbours. I am single...but have six brothers, who are family and also share the property with me...and they all have extended families. (and my 89yr old dad, and 85 1/2 year old mom) My house is their summer house! I am the closest geographically, so I get to enjoy the house the most...but my brothers and their families have open access to it as well. I truly do not see a difference between my Niece and her two kids staying for a week and a short term rental having a young family for a week?

My thoughts are with my neighbours affected by the fires this summer on Apex, and my thoughts are with my neighbours affected by floods last November in Princeton, et al.

Jan
Stay Safe
Be Thoughtful
Find Hope
Be Kind
2022

Lauri Feindell

From: Rosalind Gardner [REDACTED]
Sent: August 4, 2022 5:55 PM
To: Fiona Titley
Cc: Grant Temple
Subject: Re: D2022.015-TUP

Re: D2022.015-TUP
Grant Temple and Michelle McReavy,
3136 Vaseux Lake Crescent

Dear Ms. Tilley,

I am writing in support of Grant Temple and Michelle McReavy's TUP application at 3136 Vaseux Lake Crescent.

I met Grant and Michelle last summer and know them to be honest, trustworthy and all round good people to have as neighbours... a real asset to their community.

If they say they will abide by the rules and regulations governing the TUP, I have no doubt that they will.

Sincerely,
Rosalind Gardner

Lauri Feindell

From: Annette Schattenkirk [REDACTED]
Sent: August 9, 2022 10:42 AM
To: Fiona Titley
Cc: [REDACTED]
Subject: Re D2022.015-TUP (amended copy) (autocorrect)

My husband and I have no problems with Mr. Temple and Ms. McCreavy operating a Vacation Rental At Vaseux Lake. Providing that they follow RDOS TUP regulations we have no concerns regarding them renting out their property to families, friends and respectful clients.

We feel that these neighbours have been singled out and discriminated against because of information being spread regarding water situation and blaming it on vacation rentals. We understand we need to always be diligent and responsible in our use of our water, however there are many many people on the lake who have 10 to 20 people visiting (not a vacation rental) at any point in time during the summer and their usage of the water is far greater than vacation rentals. At least it appears that way. Unfortunately unless we install a metered water system we will never know who the homeowners are that are the high users. Until this is done we cannot accuse one homeowner over another of misuse and abuse of the water, nor can we prove that vacation rentals are the guilty parties. Until there is proof of this we definitely cannot discriminate or accuse or assume any homeowner is abusing the water usage on their properties. We have always had a lovely friendly neighbourhood and for the most part everyone gets along and is respectful regarding water usage and noise. Mr. Temple and Ms McCreavy appear to be doing all that is required to be a good neighbour and follow the by-laws of the RDOS.

Sincerely, Annette and Orval Schattenkirk

Lauri Feindell

From: Phyllis Radchenko [REDACTED]
Sent: August 15, 2022 12:33 PM
To: Planning; Fiona Titley; Mark Pendergraft; Ron Obirek; Doug Lychak
Subject: Regarding TUP D2202.015-TUP responses to Public Information meeting PLEASE ADD TO FILE
Attachments: Aug 15 letter .pdf

Greetings Fiona & Planners, Mr. Lychak, Mr. Pendergraft & Mr. Obirek

Please circulate this letter of concern to the RDOS board members and the Advisory Planning Committee board for consideration.

I am responding to some information that was made public during the Public Information on August 10, 2022. I look forward to seeing all the letters regarding this application posted on the Representation webpage. Thanks very much.

Sincerely, Phyllis Radchenko
[REDACTED]

[REDACTED]
Okanagan Falls, B.C.
V0H 1R2
August 15, 2022.

Planning Department Attention: Fiona Titley
RDOS Board Of Directors
Planning Advisory Committee
RE: 3136 Vaseux Lake Crescent D2202.015-TUP

To Whom It Concerns

I am writing this letter further to the Public Information Meeting on August 10. My purpose is to provide information that can assist you in making the prudent decision regarding the consideration of the TUP.

Mr. Temple provided a color graphic stating that the neighbourhood was 74% in favour of the TUP application however, he did not provide any signatures and did not speak to those neighbours who sent in letters of opposition. Mr. Temple has the opportunity to clarify his new approach to address the positive outcomes for our community. As a community member I would request a record of the neighbourhood poll completed by Mr. Temple due to inconsistencies in his application and the video recording of the May 5 meeting.

Marc Bosse, who is not an east side Vaseux Lake resident spoke of "Proof Testing" the water availability. He was unable to provide any record of what, where, when or how this testing was performed. His premise was since we have " never run out of water before, we will not run out of water in the future". This is not a scientific assessment and should not be taken seriously OR the unfortunate consequences of running out of water will be dire.

In regards to the consideration of Short Term Vacation Rentals in the RDOS region and earlier decision to complete a Study of the TUP implications I would like to highlight statements from Director K. Kozakevich, " I'm suggesting we take the opportunity to learn, listen and pay attention to our communities. We're hearing it at our community level and now I think it's time for the board to hear it." Several of our neighbours in the community are imploring RDOS to wait until the Study is complete before approving any temporary TUP in our area. Please heed the words of Director K. Kozakevich.

Lastly, I would like to hi-light several additional reasons why I am opposed to any Short Term Vacation Rentals:

1. STVR do not add to local hotels or motels or restaurants. Hotels and motels pay significant costs to operate and they pay staff, both of these contribute to the local economy. STVR do not contribute significantly financially.
2. STVR causes street congestion with guests of renters parking on the street and boat parking.

3. STVR artificially inflates rental costs so there are fewer homes on the market for Long Term renters. Home owners get higher return from STVR and this changes the neighbourhood to transient traffic instead of community members.
4. STVR makes it almost impossible for families to live in their current neighbourhood. Say goodbye to neighbourhood diversity/affordable housing and rent controlled housing.
5. STVR have no stake in the community so there is less attention paid to littering, noise disturbances and respecting privacy of the permanent residents.
6. STVR require bylaw enforcement and as the current Bylaw enforcement is stretched beyond its ability more monies would need to be dedicated to bylaw enforcement. Also, finding qualified staff to complete the bylaw enforcement tasks is currently a challenge so enforcing bylaws for more TUP would be unlikely at this time.
7. Several residences stated they purchased their home to be living in a quiet residential neighbourhood away from resort areas and potential crime. One resident stated that they feel less safe with the increased number of strangers in the area.
- 8.
9. Since STVR are not taxed in many cities, local governments are missing out on significant tax dollars that could improve the life of all residents, not just the finances of the applicant.
10. When it comes to people going on vacation they are often prone to "vacation waste." They say "Conservation- forget about it, I've already paid for it", so they take the long showers, run the dishwasher ½ full and do that extra load of laundry before they leave.
11. Communities running out of water are REAL. One does not have to look far to see how concerning this is. 2015 Regina and Moose Jaw Sk. ration water, 2016 southern Ontario and Nova Scotia ration water, 2018 southern Alberta enforces water restrictions and even Vancouver on the edge of the rainforest is now rationing water. Dr. John Pomeroy a world renown hydrogeologist who has three decades of water research. He believes that all Canadian municipalities should be looking at ways to store water and encourage reduced consumption. "Every community needs a drought plan- how will they deal with water shortages to deal with priority users and how will they apportion water when it runs short." Do we have a drought plan? Will adding TUP use to our shallow well be prudent? I think not.
12. Lastly, my husband and I purchased our property at Vaseux Lake to build our dream home for the rest of our lives. We do not want to have all our efforts and finances wiped out because our home is worthless when we have no water.

Thanks for consideration.

Sincerely,
Phyllis Radchenko

Lauri Feindell

From: Gilles Giroux <[REDACTED]>
Sent: August 1, 2022 7:30 PM
To: Fiona Titley
Cc: Mr. Temple
Subject: RE: D2022.015-TUP Grant Temple & Michelle McReavy

I wish to inform you that I am a resident at Vaseux Lake have taken care of the rental property (3136 Vaseux Lake Cres.) at different times over the last 5 years. I can attest to the fact that there have never been any disturbances or any complains while I was taking care of the dwelling.

If any issue(s) were to come up while I was taking care of the dwelling, I would simply inform Grant of the issue(s) and correct the concern(s); making sure the dwelling was working and operating smoothly. I have never experiences any loud noises or any behaviors that would affect the calm nature of our community.

Myself and many others in the immediate area that I personally know have absolutely no concerns about renting the dwelling as Grant and Michelle are outstanding neighbors and have always chosen respectful renters.

Should you have any questions or concerns, you can reach me at

Sincerely,

Gilles Giroux
[REDACTED]

Lauri Feindell

From: T Jensen <[REDACTED]>
Sent: August 1, 2022 12:55 PM
To: Planning
Subject: 3136 Vaseux Lk Cres

Good Afternoon,

We are STILL opposed to issuing a seasonal (short term) rental permit for the property on 3136 Vaseux Lake Cres.

Thank you

Rob & Terri Jensen
[REDACTED]

Lauri Feindell

From: acarlson [REDACTED]
Sent: August 8, 2022 1:11 PM
To: Planning
Subject: Temple residence

We have no problem with the Temple residence receiving a permit as stated. As long as the rdos guidelines are followed. We have lived here since 1995 and never had any issues with renters short or long term. Why one property is being singled out remains a huge mystery to us. Our only concern since living here has been water conservation. My wife had a house cleaning business for fifteen years and agrees bed and breakfast use more water for cleaning and washing with every guest than a short term rental. Respectfully Allan and Diana Carlson [REDACTED]

Lauri Feindell

From: Steve Jones [REDACTED]
Sent: August 8, 2022 3:56 PM
To: Fiona Titley
Cc: Grant Temple & Michelle McReavy
Subject: Re: D2022.015-TUP

Fiona Titley ftitley@rdos.bc.ca
Re: D2022.015-TUP
Grant Temple and Michelle McReavy,
3136 Vaseux Lake Crescent

Good day,

We understand that Grant and Michelle are applying for a temporary use permit for their property on Vaseux Lake Crescent. Hearing to be held the morning of Wednesday, August 10th.

As residents of the area we have been asked to provide our comments/opinion.

We are writing in support of Grant's application and do not have any issues with this.

The only issue of concern would be the possibility of increased water usage in the summer months when our community well is working often to maximum capacity. As a community we are all very much aware of our water supply and we feel that this applicant has addressed these concerns. We believe that Grant and Michelle are respectful community members and will provide their guests with the necessary information and guidance when it comes to water usage and respectful interactions with neighbours.

Sincerely

Steve and Monika Jones
[REDACTED]

Lauri Feindell

From: CR Cabeldu [REDACTED]
Sent: August 10, 2022 11:23 AM
To: Fiona Titley
Subject: Re D2022 015-TUP
Attachments: Re TUP Temple from C Cabeldu.docx

Dear Ms. Titley,

Please find attached a letter regarding the TUP application, which I whole-heartedly support.

C.R. Cabeldu

Sent from Mail for Windows

Catherine Cabeldu



August 10, 2022

Fiona Titley, RDOS

Re: D2022 015-TUP

Grant Temple and Michelle McReavy

3136 Vaseux Lake Crescent

Dr. Ms. Titley,

It has come to my attention that the above application has been submitted to the RDOS for a Temporary Use Permit for short term rentals by Mr. Grant Temple and Ms. Michelle McReavy. I support the granting of such a permit as I believe it would be beneficial to the region.

I am frequently visiting our house just 2 doors down from 3136 Vaseux Lake Crescent and neither I, nor my guests have ever been disturbed by noise or unpleasant behaviour from anyone at the property mentioned. The property has always appeared clean and well-kept from the street, and cars are parked on the driveway, rather than on the street. Since I walk my dog past the property frequently when I am there, I have had ample opportunity to observe the condition and activity around the house.

I am very much in favour of well managed vacation rentals, as an occupied house is safer than a vacant one, and more importantly, visitors to the area bring much needed tourism dollars to the Okanagan and Similkameen valleys.

I have no doubt that Mr. Temple and Ms. McReavy will provide excellent management of their property whether in use by them or when renting to visitors.

Sincerely

Catherine Cabeldu

Lauri Feindell

From: Nan Clark [REDACTED]
Sent: August 10, 2022 2:06 PM
To: Fiona Titley
Cc: [REDACTED]
Subject: 3136 Vaseux Lake

Hello Fiona Titley,

Our family owns [REDACTED] Vaseux Lake Crescent which is directly adjacent to Grant Temple and Michelle McReavy property. We understand they are applying for a Temporary Use Permit (Vacation rental) D2022.015.

I have no concerns regarding the use of 3136 Vaseux Lake Crescent home for Short Term Vacation Rentals as long as they follow RDOS regulations and their clients respect our neighbourhood and rules.

Specific RDOS regulations that Grant and Michelle have told us they will follow are:

- 1) No greater than 6 individuals may stay overnight at any one time
- 2) RVs or camper trailers are not permitted
- 3) Housing is restricted to the main building only
- 4) No person shall make or cause any noise which disturbs, or tends to disturb, the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood
- 5) Parking is to be on designated spots in the driveway as much as possible

Thank you,

Nan Clark

Lauri Feindell

From: Andrew Copping [REDACTED]
Sent: August 10, 2022 3:41 PM
To: Fiona Titley
Cc: tempsie@gmail.com
Subject: Re: D2022.015-TUP Grant Temple and Michelle McReavy, 3136 Vaseux Lake Crescent

Dear Ms. Titley

I am the owner of [REDACTED] Vaseux Lake Crescent. We have owned the property for 11 years and have been next-door neighbours to Grant And Michelle Temple for approximately 7-8 years. I would like to express that I have absolutely no problem/issue with the Temples operating a vacation rental in the home next to ours. They have always been very respectful neighbours and very open and communicative in regards to their property. I feel that vacation rentals bring in tourism dollars to which the area relies upon as well as allowing families a much more affordable accommodation compared to hotels in the area, which have become extremely expensive.

Best Regards,

Andrew Copping
[REDACTED]

Lauri Feindell

From: abb [REDACTED]
Sent: August 9, 2022 7:40 PM
To: Fiona Titley
Cc: tempsie@gmail.com
Subject: Temple rental

Hi I have no problem with the Temple house being rented as per rdos standards. We have never had any problems with any renters in our neighbourhood to date. We have lived here 16 years. Why one person is being singled out is ridiculous. Thank you Bev Brown. [REDACTED]

Lauri Feindell

From: Christie Sacre [REDACTED]
Sent: August 10, 2022 11:36 AM
To: Fiona Titley
Cc: Mr. Temple
Subject: Re: TUP-3136 Vaseux Lake Crescent

Re: D2022.015-TUP
3136 Vaseux Lake Crescent

To: Fiona Titley, RDOS Staff and elected officials:

I am in support of Grant Temple and Michelle McReavy's application to receive a permit for short term rentals. I understand that with a permit, there are specific standards and rules in place and I don't doubt that these will be followed/enforced by Grant and Michelle. Most of these rules I see as common sense, or simple courtesy, and were already being followed prior to this summer.

I have not had or heard of any complaints regarding rentals at this property in the past and I find it disturbing that they are having to go through this process again and that a transparent permit process was not followed the first time that they applied. I see this as a waste of time and money for all RDOS Staff involved and it does not bode well for our elected officials who allowed this to happen. I say this in part because I understand that elected officials did not follow staff recommendations nor give Grant and Michelle the opportunity to defend themselves against the misinformation that was being presented about them. I hope that this can be rectified at tonight's meeting.

The subject of short term rentals in a community is complex and I don't believe that relevant issues have even been discussed. Of course, we hear about short term rentals going wrong because this is what the news likes to portray, but there are many more rentals out there that are helping to support local people. They can be good for a community if they are done right. I believe tourism is needed in OK Falls to help businesses and so, for example, we don't lose our grocery store again.

Rumour on our street is that concerns about water shortages is why some people don't want short term rentals on Vaseux Lake. For me, this is hypocritical...I don't believe that "guests" use water any more than "locals" use water. And further, I don't see how short term rentals would use more water than a Bed and Breakfast or monthly rentals which don't need

Sincerely, Christie Sacre
[REDACTED]

Lauri Feindell

From: Laurie Evans [REDACTED]
Sent: August 10, 2022 6:01 PM
To: Fiona Titley
Cc: Mr. Temple
Subject: Fwd: Vacation Rental Permit

To whom it may concern,

Our family owns [REDACTED] Vaseux Lake Crescent. We understand Grant Temple is applying for a Temporary Use Permit (Vacation Rental) D2022.015.

We have no concerns regarding the use of 3136 Vaseux Lake Crescent home for Short Term Vacation Rentals as long as they follow RDOS regulations and their clients respect our neighbourhood and rules.

Specific RDOS regulations that Grant and Michelle have told us they will follow are:

- 1) No greater than 6 individuals may stay overnight at any one time
- 2) RVs or camper trailers are not permitted
- 3) Housing is restricted to the main building only
- 4) No person shall make or cause any noise which disturbs, or tends to disturb, the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood
- 5) Parking is to be on designated spots in the driveway as much as possible

Thank you,

Laurie Evans ([REDACTED])
[REDACTED]

Lauri Feindell

From: Phyllis Radchenko [REDACTED]
Sent: August 15, 2022 1:00 PM
To: Fiona Titley; Planning; Doug Lychak; Mark Pendergraft; Ron Obirek; Info E-Box
Subject: IMPORTANT newspaper document regarding Water Use and STVR

<https://www.islandssounder.com/opinion/transient-vacation-rental-water-usage-guest-column/>

Greetings

Please find above a follow up news article that ran directly after the news article Mr. Temple shared at the Public Information Meeting. This article states that transient vacation rentals use 70-110% of normal residents and may be even a much higher value. This article strongly refutes the information that vacation rentals he shared and I think you will find it very informative.

Best regards,
Phyllis Radchenko

Lauri Feindell

From: Arlene Loverin [REDACTED]
Sent: August 31, 2022 2:47 PM
To: Fiona Titley
Subject: D2022.015-TUP

TO: Fiona Titley

RE: D2022.015-TUP

Dear Ms. Titley

I am writing in support of Grant Temple and Michelle McReavy and their summer rental property located at Vaseux Lake.

As long as the RDOS TUP regulations are followed, I do not have any concerns regarding the rental of their property to families, friends and respectful clients.

I have known Grant and Michelle to be caring and respectful neighbours. I have also served on the Vaseux Lake Stewardship Association with Grant and have found him to be a concerned citizen of Vaseux Lake.

As a homeowner here since 1998, I have found that summer rentals with regulations in place, are respectful to the neighborhood.

I have also personally found that friends and families visiting the local residents have less restrictions than the summer rentals and often exceed the noise levels without repercussions.

I believe that if the RDOS TUP regulations are adhered to in summer rentals, they then serve the community at large with support to all local businesses.

Thank-you
Sincerely,
Arlene Loverin
[REDACTED]