

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Temporary Use Permit Application – Electoral Area “E” (E2021.022-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2021.022-TUP to allow a “vacation rental” use at 3180 MacKay Road, Naramata be approved.

Legal: Lot 2, Plan KAP52397, District Lot 210, SDYD Folio: E-02212.020
OCP: Agriculture (AG) Zone: Agriculture (AG1)

Proposed Development:

To renew an existing vacation rental use on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant stated that “We have many positive reviews on VRBO that support the vacation rental renewal at <https://www.vrbo.com/en-ca/cottage-rental/p1013865vb>.”

Site Context:

The subject property is approximately 4.2 ha in area and is situated on the east side of McKay Road and west side of Robinson Avenue. The parcel is comprised of a single detached dwelling, accessory dwelling, farm building, and vineyards.

The surrounding pattern of development is generally characterised by agriculture on all sides nearing residential use in Naramata Town Centre to the west.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision on June 7, 1994 while available Regional District records indicate that building permits for the two dwellings (1994, 1995) have been issued for this property.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Agriculture (AG) and is the subject of Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Agriculture (AG1) which does allow accessory dwellings, agri-tourism accommodation, and bed and breakfast operation. All are related to vacation rental use.

The property is within the Agricultural Land Reserve (ALR) and has been classified as part “Residential” (Class 01) and part “Farm” (Class 09) by BC Assessment.

Public Process:

Since this application is a renewal of an existing vacation rental it was not required to be presented at a Public Information Meeting (PIM) or Area Planning Commission (APC).

Adjacent property owners will have received notification of this application with written comments being accepted up until one (1) week prior to the Board’s regular meeting at which the application is to be considered. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The applicant has been running the vacation rental successfully since 2017. There have been no complaints about the rental or its occupants and no changes are proposed to the rental of two bedrooms for up to four occupants. The conditions of the subject property to be suitable for a vacation rental were previously considered for TUP number E2017.089-TUP and E2018.165-TUP.

The 2020 Housing Needs Assessment was completed this year, which identifies a severe lack of long-term rental housing in the area. This is especially critical in areas of the region that have high vacation-rental and owner vacation use that are otherwise vacant for the rest of the year, like Naramata. Refusal of TUP’s may encourage long-term rentals (i.e. one-year lease under the Residential Tenancy Act) rather than short-term rentals.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2021.022-TUP; or
2. THAT the Board of Directors defer consideration of Temporary Use Permit No. E2021.022-TUP for the following reasons:
 - i) *TBD*

Respectfully submitted:



Danielle DeVries, Planner 1

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Applicant’s Site Plan

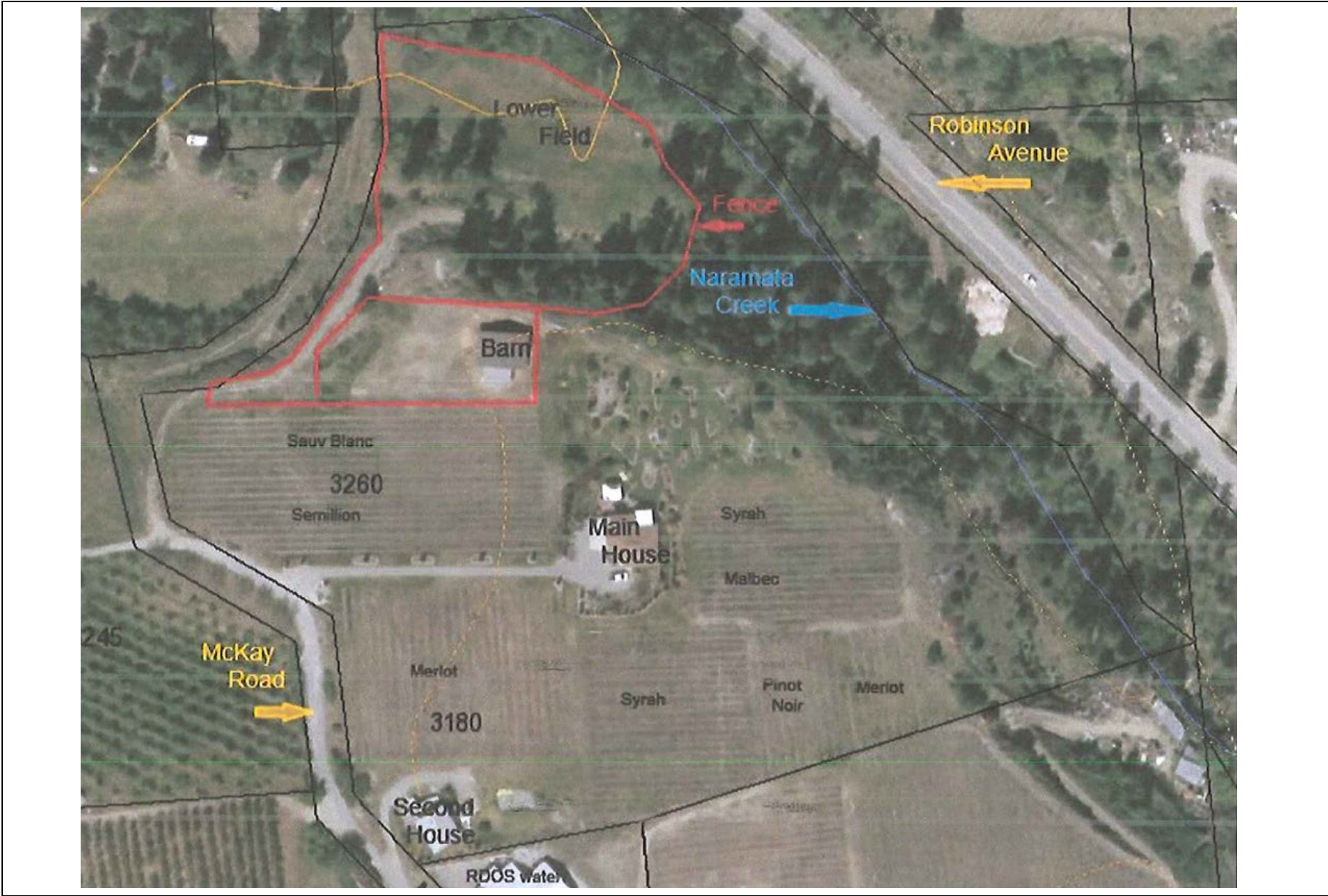
No. 3 – Site Photo (Google Street View 2012)

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering adoption of Temporary Use Permit No. E2021.022-TUP.

<input checked="" type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input checked="" type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	X Irrigation District / improvement District / etc.
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department	<input type="checkbox"/>	Public Works (Water Areas C, D, E, F; Sewer Area D)

Attachment No. 2 – Applicant’s Site Plan



Attachment No. 3 – Site Photo (Google Street View 2012)



Accessory Dwelling
For Vacation Rental