

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 1, 2023
RE: Temporary Use Permit Application – Electoral Area “E” (E2023.010-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2023.010-TUP, to allow a vacation rental use at 2720 Workman Place, be approved.

Legal: Lot 6, Plan KAP89142, District Lot 207, SDYD Folio: E-02096.525
OCP: Low Density Residential (LR) Zone: Low Density Residential Three (RS3)

Proposed Development:

The applicant has stated that “there is high demand for Vacation rentals in the Naramata region and limited availability. There is also limited availability of traditional hotels, motels and B&B.

The applicant has owned and managed vacation rentals for the past 15 years without complaint or problem. The guests will have strict rules such as:

- *No parties, events or gatherings. Only registered guests may enter the house.*
- *Outside noise is to be kept to a minimum, no music or loud talking.*
- *Primary guest must be 25 years of age or older*
- *Guests will pay a large deposit and be penalized for breaking these rules.*

Site Context:

The property is approximately 1547m² in area and is situated on the east side of Workman Place. The parcel is comprised of a single detached dwelling. The surrounding pattern of development is characterised by similar residential parcels that have been development with single detached dwellings.

Background:

The property was created June 3, 2009, while available Regional District records indicate that a building permit for a single detached dwelling (2021) has previously been issued for this property.

The property is designated Low Density Residential (LR) and zoned Low Density Residential Three (RS3) which lists single detached dwelling as a permitted principal use.

The OCP contains evaluation criteria for temporary use permit applications and for vacation rental use proposals. It also provides policies for vacation rental uses in lands designated Residential, which state

that the Regional District Board supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.

The following criteria is provided to assess such applications:

- capability of accommodating on-site domestic water and sewage disposal;
- mitigating measures such as screening and fencing;
- provision of adequate off-street parking;
- confirmation that the structure proposed complies with the BC Building Code; and,
- benefits that such accommodation may provide to the community

BC Assessment has classified the property as “Residential” (Class 01).

Public Process:

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:

In considering the TUP evaluation criteria, the proposed use is seasonal in nature (May - October) and is not intensive in scale (3 bedrooms / 6 persons). Impacts to the natural environment and neighbouring uses are minimized as the proposal is contained within an existing building.

In considering the vacation rental approval criteria, the property is connected to community sewer (Kettle Ridge) and community water (RDOS) systems, which are seen to be adequate for the proposed use. Four parking spaces are proposed to be provided and a Health and Safety Inspection was completed on April 19, 2023, with no deficiencies identified.

The intent of the Regional District’s “Vacation Rental Temporary Use Permit Policy”, and supportive OCP policies is to allow for a new vacation rental use to operate for one “season” to determine if such a use is appropriate, compatible, or viable at a particular location. Following the initial “season”, the Board would then have the opportunity to determine whether it would be appropriate to allow for a renewal of the permit.

Alternatives:

1. THAT Temporary Use Permit No. E2023.010-TUP be denied.

Respectfully submitted:

Ben Kent

Ben Kent, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Aerial Photo

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. E2023.010-TUP.

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input 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 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"/>	Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department	<input type="checkbox"/>	

Attachment No. 2 – Aerial Photo

