
Section 11.6.2 of the OCP Bylaw also indicates support for short-term vacation rentals on lands designated as Residential where permitted by a Temporary Use Permit and provides the following criteria for the Board 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.

The property is zoned Low Density Residential Three (RS3) which permits a single detached dwelling as a principal use.

The Regional District has received written complaints regarding the operation of a vacation rental without a TUP at the subject property. A search of enforcement records indicate that there were no noise or other vacation rental related complaints that were investigated.

While the subject property is located within the Agricultural Land Reserve (ALR), Section 23(1) (Exceptions) of the *Agricultural Land Commission Act*, states that restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act* (1960), less than 2.0 acres (0.81 ha) in area.

BC Assessment has classified the property as “Residential” (Class 01) and the property has been identified under the G.G. Runka Soil Stability report as having hazard of materials sliding or slumping.

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:

The proposed use is seasonal in nature (June - November) and is not intensive in scale. The impact on the natural environment and neighbouring uses is minimized by being contained within an existing building. The property is connected to the Naramata water system.

The applicant submitted a letter of compliance from a Registered On-site Wastewater Professional indicating that “the new sewerage disposal system as designed is suitable to service a 4 bedroom vacation rental”.

The property is largely screened from the property to the east and west due to the presence of trees and fencing. As it relates to the provision of off-street parking, the applicant has indicated that one parking space is available under the carport and three (3) parking spaces would be provided within the driveway, which would satisfy the minimum parking requirement for this use.

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. E2023.014-TUP, to allow vacation rental use at 980 Tillar Road, Naramata, be denied.

Respectfully submitted:

Fiona Titley

Fiona Titley, Planner II

Endorsed By:

CG

C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Agency Referral List

No. 2 – Site Photo (Google Maps 2012)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding Temporary Use Permit No. E2023.014-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 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 Districts / etc.
<input checked="" type="checkbox"/>	Naramata Fire Department	<input type="checkbox"/>	

Attachment No. 2 – Site Photo (Google Maps 2012)

