

Lauri Feindell

Subject: FW: Bylaw Referral - (Project No. E2023.014-TUP)

From: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Sent: May 8, 2023 12:00 PM
To: Fiona Titley <ftitley@rdos.bc.ca>
Subject: RE: Bylaw Referral - (Project No. E2023.014-TUP)

This is to confirm that the ALC has no objection to a Vacation Rental TUP as proposed.

Regards



Martin Collins,
Regional Planner | Agricultural Land Commission
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6
T 604-953-6673 |
www.alc.gov.bc.ca

PROVINCIAL AGRICULTURAL LAND COMMISSION

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RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2023.014-TUP

Approval Recommended for Reasons
Outlined Below

Interests Unaffected

Approval Recommended Subject to
Conditions Below

Approval Not Recommended
Due to Reasons Outlined Below

Signature:  _____

Signed By: Dennis Smith

Agency: NARAMATA VFD

Title: Fire Chief

Date: May 9, 2023

May 24, 2023

Fiona Titley
Planner II
Regional District of Okanagan Similkameen
Development Services
Via email: ftitley@rdos.bc.ca

Re: Temporary Use Permit (TUP) Application No. E2023.014-TUP
980 Tillar Road (Lot 4, Plan KAP20721, District Lot 209, SDYD)

I am writing to you today to voice my opposition to granting a TUP for the operation of 'vacation rental' at the above address. The main problem I have is with the RDOS continuing to allow the rental of entire homes in our community by the night with no owner or long-term resident onsite. I also take issue with the fact that this business venture (vacation rental) is taking place on a residential property. A residentially zoned property is intended to be a residence for residents of the community. Further, the number of people in the rental and no owner on site is a recipe for all night parties and noise until the wee hours. We have unfortunately experienced this firsthand at this home as well as several others around us since the beginning of this season and last season in particular (both TUP permitted and not).

If the owners wanted to live on the property themselves or rent out part of the house to a long-term resident (ie. Month to month rental) and rent out the basement or the upstairs by the night, I would support this application.

After living in our home for over 18 years now, we have noticed big changes in our neighbourhood, particularly in the past 5 years. We no longer have year-round neighbours, we have different "neighbours" every week. Unfortunately, this is the case in all but 1 of the 5 homes abutting our property at this time (the above address included). The rest of the year these homes are mostly empty – what a shame.

The current TUP rules do nothing to protect our community from further becoming an off-season ghost town. If we continue down this path of allowing too many homes in our community to be 100% utilized for business purposes and rented by the night there will be no children for the school, no year-round customers for the businesses and a loss of our amazing sense of community in Naramata. Communities that thrive and survive are about balance. I sincerely hope the RDOS adds some rules as part of the new OCP to bring balance back to our community by allowing vacation rentals only when an owner or long-term resident is also on the property.

Perhaps no more applications should be considered until the OCP is completed.

Sincerely,

Dawn Lennie

Naramata

Cc: Adrienne Fedrigo, Electoral Area E Director
Via email: afedrigo@rdos.bc.ca

Lauri Feindell

Subject: FW: Feedback Form File # 2023.014-TUP
Attachments: 980 Tillar Rd Feedback Form (2).pdf

From: peter simpson
Sent: May 24, 2023 11:55 PM
To: Planning <planning@rdos.bc.ca>
Cc:
Subject: Feedback Form File # 2023.014-TUP

Dear Planning Team,

Attached is our feedback related to the TUP for 980 Tillar Rd.

As you will see, we do not support this application.

If you have any questions, or would like additional context, please call either of us at the numbers below.

Thanks for the opportunity to provide citizen comments.

(Would it be possible to acknowledge receipt of this email?)

Kind regards,

Peter Simpson.
Cynthia Simpson.

Naramata, BC
V0H 1N1



Feedback Form

Regional District of 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.: E2023.014-TUP

FROM: Name: PETER + CYNTHIA SIMPSON
(please print)

Street Address: _____

Date: MAY 24 / 23

RE: **Temporary Use Permit – "Vacation Rental Use"**
980 Tillar Road

My comments / concerns are:

- I do support the proposed use at 980 Tillar Road.
- I do support the proposed use at 980 Tillar Road, subject to the comments listed below.
- I do not support the proposed use at 980 Tillar Road.

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

PLEASE see comments attached (PAGE 2)

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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Page 2
TUP Feedback Form
File #: E2023.014-TUP
980 Tillar Road

We would like to express, in the strongest possible terms, our opposition to the TUP application for this property.

We oppose this application for 3 primary reasons.

First and foremost we feel very strongly that investors who purchase Naramata properties with the sole intention of short-term (VRBO/AirBnB) rental (as is the case in this instance) will have an extremely negative impact on the culture and long-term viability of Naramata. Absentee landlords / investor groups do not live here and therefore cannot be contributing members of our community. In all likelihood, the property will remain empty over the winter months which again does not contribute to our Naramata community.

Our second concern is a practical one. The unpredictable nature of large group rental accommodations in our neighbourhood is a tremendous concern. Absentee landlords have very little ability to monitor any noise and behaviour issues. This home is set up for large group rental (boasting 4 bedrooms and a capacity of 8 guests) which is conducive to large parties. In fact, we experienced noise issues last summer when the property was rented just following its purchase by the current investor group. This also has the potential to fundamentally change our neighbourhood.

Our final issue with this application is the investor's apparent disregard for due process. These investors have advertised and rented this home for many months. There appears to be no regard for Naramata's/RDOS' desire to carefully manage the expansion of short-term rentals. This location has been rented many times over the past number of months and is currently actively marketed through AirBnB.

https://www.airbnb.ca/rooms/640133891568518747?adults=6&location=Naramata%2C%20British%20Columbia%2C%20Canada&check_in=2023-06-06&check_out=2023-06-09&source_impression_id=p3_1680057213_vHBy%2B%2FiNKwkmhBTM

We feel that the RDOS has a responsibility to address this behaviour by expressly rejecting this application. It is also an opportunity to show other potential investors that our community stands firmly behind RDOS due process.

In summation, we are concerned about where this 'evolution' will end. The lucrative nature of short-term rentals is a tremendous incentive for investment groups to continue to purchase available properties for the expressed purpose of short-term rental. How long will it take for every available property in our neighbourhood to become expensive boutique hotels, primarily over the summer season.

For these reasons, we are requesting that the RDOS reject this Temporary Use Permit Application.

Cynthia and Peter Simpson
980 Aikins Loop
Naramata, BC
V0H 1N1



Feedback Form

Regional District of 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.: E2023.014-TUP

FROM: Name: LYNN REEVE
(please print)

Street Address: _____

Date: JUNE 1- 2023

RE: Temporary Use Permit – "Vacation Rental Use"
980 Tillar Road

My comments / concerns are:

- I do support the proposed use at 980 Tillar Road.
- I do support the proposed use at 980 Tillar Road, subject to the comments listed below.
- I do not support the proposed use at 980 Tillar Road.

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

1. THIS LOCATION HAS BEEN RUNNING A VRBO FOR OVER A YEAR NOW WITHOUT A PERMIT KNOWING THAT A TUP IS REQUIRED. THIS SHOWS THEY HAVE NO REGARD FOR RULES.
2. THERE A 6-7 INVESTORS WHO ALL LIVE IN THE LOWER MAINLAND. IT'S AN INVESTOR GRP. RUNNING A BOTQUE HOTEL IN OUR NEIGHBORHOOD.
3. WE HAVE HAD MULTIPLE TIMES WHERE IT'S BEEN LOUD UNTIL AFTER MIDNIGHT
4. WE HAVE HAD STRONGERS/THEIR RENTERS WALKING THROUGH OUR YARD.
5. WE ALREADY HAVE 4 OF THESE TYPES OF BUISINESSES OPERATING IN OUR NEIGHBORHOOD WITH TALK OF 2 MORE COMING.
6. IF THIS CONTINUES WE WILL HAVE NO NEIGHBORS & ONLY SMALL HOTELS. IT IS NOT SUSTAINABLE FOR OUR COMMUNITY TO CONTINUE THIS WAY. WE NEED BETTER BALANCE IN OUR ORDER TO KEEP A VILUGE & COMMUNITY.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 5, 2023 3:53 PM
To: Planning
Subject: Tillar Rd, 980, Naramata RDOS (E2023.014-TUP)

With respect to the above noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights, however there may be additional land rights requested stemming from changes to the existing FortisBC Electric ("FBC(E)") services, if required.

Operational & Design Comments

- There are no FortisBC Electric ("FBC(E)") primary distribution facilities along Tillar Road, the subject property appears to be serviced from secondary facilities.
- All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.
- The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.
- For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

If you have any questions or comments, please contact us at your convenience.

Best Regards,

Steve Danielson, AACI, SR/WA

Contract Land Agent | Property Services | FortisBC Inc.

2850 Benvoulin Rd

Kelowna, BC V1W 2E3

Mobile: 250.681.3365

Fax: 1.866.636.6171

FBCLands@fortisbc.com



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Lauri Feindell

Subject: FW: VRBO application for 980 Tillar RD., Naramata BC

From: Richard Noonan
Sent: June 7, 2023 12:44 PM
To: Planning <planning@rdos.bc.ca>
Subject: VRBO application for 980 Tillar RD., Naramata BC

Dear Sir / Madam;

My wife and I own & live at 955 Tillar Rd., Naramata B.C.

We do not support the VRBO application for 980 Tillar Rd., B.C.

As I do not have a printer to print off the Feedback form please accept this email as our vote for the application meeting June 15th.

Thank you.

Richard & Wendy Noonan

Naramata B.C.,

Matthew & Cheryl Berry

Naramata, B. C.
V0H 1N1

July 8, 2023

Regional District of Okanagan Similkameen
101 Martin Street
Penticton, B. C.
V2A 5J9

Attention: Fiona Titley

Dear Ms. Titley:

Re: TUP Application No. E2023.014-TUP – 980 Tillar Road, Naramata BC

We are writing this letter in opposition to TUP Application E2023.014-TUP for a vacation rental at 980 Tillar Road, Naramata, BC.

We own a home located at 935 Tillar Road, Naramata, BC. We rent it out on a long term basis for a reasonable rent to a lovely couple. We have worked extensively on our home on Tillar Road and know the neighbourhood and neighbours quite well. It is a quiet family neighbourhood, with residents of various ages, and exceptional community spirit. The homes are quite close together. The noise and busyness of up to eight paying guests coming and going will be bothersome and unpleasant in this lovely neighbourhood.

Currently there is no legal requirement in Naramata for the owner(s) or a fulltime caretaker to live on the premises, however without this requirement, vacation rentals are too loud and obtrusive. The vacation rentals provide very little positive impact to our community, but the vacation renters use Naramata's resources and infrastructure extensively. This is another case of non-resident owners wishing to use Naramata as a profit centre without benefit to this neighbourhood or our community.

For the reasons set out above, we are opposed to this TUP Application and ask that it be denied.

Yours truly,

MATTHEW AND CHERYL BERRY