

Vacation Rental Proposal Summary

Owner/operator: Lawrence Josey
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Maximum Occupancy

The proposed house is a 750 sf 1 bedroom 1 bathroom home originally built as a guest house. It is meant for a maximum occupancy of two. This would be considered a high end rental due to the fact it is new and modern contemporary construction, is very quiet with no nearby neighbors, that the vineyard reaches right up to the back deck, and the view of vineyard, Naramata and lake is panoramic.

This type of property with its price point and amenities draws only a higher end clientele. That combined with the fact only a one couple get-a-way ensures there should be no parties and thus creating undue conflict with neighbors. This has been confirmed by all vacation management companies and other operators that high end low occupancy dwellings rarely to never have any noise issues. The owner also lives on property and will have a zero tolerance for any disturbing behavior.

I have a great social relationship with several of the neighbors, and we all look after each other with notifications of bear sitings etc. If there is ever any issue they and I would be the first to know, however this house is so isolated from the other neighbors that any unruly behavior, although not tolerated, could go unnoticed due to its private location.

There is a double covered carport for guests.

Landscaping

The first site when approaching the house is a very expensive block retaining wall to provide a picturesque transition from the hillside . As shown in submitted pictures for landscaping, the surrounding landscape consists of fabric for weed control, then covered with blast rock of all sizes.. This blends into the vineyard with a natural rock stairway leading to vineyard. There is a large sundeck to enjoy the view. All surrounding vegetation is natural and well kept, and grass is regularly trimmed, and weed control is at a maximum.

Type of Development

The proposed rental sits on a 10 acre parcel in the ALR and is zoned AG-1 in the zoning bylaw. This zoning permits similar bed and breakfast and Agritourism vacation accommodations. There are two homes on the property as permitted by zoning bylaw, a principle residence that is occupied by the owner, and one auxiliary dwelling that is the subject of this application.

The owner currently has a 5 unit Agritourism building permit submitted with the RDOS, but current timelines indicate this application, if approved, won't be ready until the Spring of 2025. The applicant is hoping to only rent this subject vacation rental till the end of tourist season 2024, but if 18 months are allowed under this application and there are further delays with the Agritourism, 18 months may be required as allowed under this current application.

Benefit to Naramata

Tourism is considered the number one industry in Naramata. It goes without saying that tourism is vital to our local economy. With over 40 local wineries totally dependent on its visitors for tastings and sales, tourist traffic is vital and these folks need accommodation. There is a shortage of vacation rentals according to all business owners I have spoke to.

In addition to wineries and local businesses, Naramata promotes various other activities to promote tourism, such as the Kettle valley trail, mountain biking and nearby lake activities.