

## Lauri Feindell

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**From:** Danielson, Steven <Steven.Danielson@fortisbc.com>  
**Sent:** July 3, 2024 4:49 PM  
**To:** Planning  
**Subject:** Robinson Ave, 450, RDOS (E2024.015-TUP)

With respect to the above noted file,

### Land Rights Comments

- There are no immediate concerns or requests for additional land rights based on the change in use and plans provided.

### Operational & Design Comments

- There are FortisBC Electric ("FBC(E)") primary distribution facilities along Robinson Avenue. The existing FBC(E) facilities do not appear to be affected by the proposed subdivision.
- For any changes to the existing service, the applicant must contact an FBC(E) designer at 1-866-4FORTIS (1-866-436-7847) for more details regarding design, servicing solutions, and land right requirements.

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.**  
2350 Benvoulin Rd  
Kelowna, BC V1W 2E3  
Mobile: 250.681.3365  
Fax: 1.866.636.6171  
[FBCLands@fortisbc.com](mailto:FBCLands@fortisbc.com)



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# Feedback Form

**Regional District of Okanagan Similkameen**

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** E2024.015-TUP

**FROM:** Name: Trevor Denich  
(please print)

Street Address: [Redacted]

Date: June 16/24

**RE:** Temporary Use Permit – "Vacation Rental Use"  
450 Robinson Avenue

My comments / concerns are:

- I do support the proposed use at 450 Robinson Avenue
- I do not support the proposed use at 450 Robinson Avenue

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

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RE: TUP application - Vacation Rental Usage

Naramata, BC

File Number: E2024-.015-TUP

Attn: RDOS Planning and Board members,

450 Robinson Ave has operated for 10 years without a TUP as a short term rental in spite of it being required. We are a neighbouring property and have witnessed the RCMP in attendance during these rentals as well as excessive noise and overly intoxicated 20 somethings in our driveway screaming and yelling at all hours on multiple occasions.

The applicant noted on his application it was a renewal

- not accurate there is not now nor has there ever been a TUP in place.

The applicant stated his unit is 4 bedrooms

- it is a 3 bedroom home with a bed in a 4th open area.

The applicant states he is available to the home

- we have been in our home 7 years and not a single time have we witnessed him check in or show up at the property while its being rented nor has he ever checked in with us to determine if there had been issues with renters. There is zero regard for neighbouring properties.

It appears in preparation for this TUP application the Airbnb listing has been removed for this property but it has not been removed from VRBO, <https://www.vrbo.com/en-ca/cottage-rental/p411661vb?chkin=2024-6-25&chkout=2024-6-26&rm1=a2&regionId=181780> .

As I suspect this listing may also be removed please find attached photos of the current listing including where you are prompted to \*CONTACT OWNER\* to rent in spite of the property still not holding a permit. Further down in the first attached image, found on page 3, you will find where he lets people know they are permitted to camp on the property with electricity and water provided to do so in violation of bylaws.

All other images are of reviews of the rental property dating back to and beyond 2013. As TUP's only came into effect in 2014 we've included just a few from within the TUP period to show the ongoing disregard of short term rental requirements.

Regards,

Blaine & Jeremy Gerlach

Naramata, BC.

Park your car, put on your sandals and open up a bottle of wine. Let our centrally located, custom built home in the heart of the quaint, idyllic Village of Naramata serve as home for you and your family and friends while you explore and discover all that the Okanagan has to offer. An easy walk or stroll takes you to every landmark and amenity in Naramata including the beach. Enjoy the picturesque, winding drive along the Naramata Bench your Gateway to Central Okanagan and more than 100 area wineries...

Custom built three bedroom home with den. Comfortably accommodates six adults (3 couples) and two kids. Bright, open, airy and lofty interior, all bedrooms are upstairs with vaulted ceilings and queen sized beds. The completely renovated main bathroom is your oasis and spa in waiting. Living area is on main floor.

IF YOU ARE INTERESTED IN RENTING, CLICK ON \*\*\*Contact Owner\*\*\*

Large open kitchen connects to sunny dining area which seats eight adults comfortably, elbow room to spare! Separate den with desk and chair can be used for "work" or serve as fourth bedroom (no bed provided). Cozy south facing family room wraps up the experience with wood burning stove and entertainment centre.

There is a separate, 2nd entertainment area (TV, DVD and Games console) on the upper level specifically for the kids. A trundle bed acts as a day sofa and provides two single beds. A portable crib is also provided.

Hardwood floors throughout. Clean and contemporary furnishings, with a hint of country and old world charm. No clutter or vintage furnishings - promise.

Large (100 bottle) private wine fridge to safely store and display your keepsakes from the local wineries.

Large front driveway able to accommodate RV or Camper, plus Boat and trailer and several cars. Water and Hydro hook-ups available. (bring own chords/hoses)

CA \$400 avg per night  
[Check availability](#)  
 vrbo.com

**10/10 Excellent**  
 Melissa F.  
 27 Jun 2018  
 Amazing Little Cottage, can't wait to go back.  
 We were so impressed with this place. Very clean and had everything we needed to make our girls weekend away unforgettable. I would highly recommend this place to anyone looking to get away from the city for a bit.

**10/10 Excellent**  
 Owen W., Calgary, Alberta  
 17 Nov 2017  
 Couples and Wine getaway  
 Fabulous home, had everything we needed. Naramata is beautiful and in the midst of some of the best wineries in the world. In the heart of the village, it's a great location for a weekend getaway with friends. The view is just what you need.

10/10 Excellent  
 Owen W., Calgary, Alberta  
 17 Nov 2017

Couples and Wine getaway  
 Fabulous home, had everything we needed. Naramata is beautiful and in the midst of some of the best wineries in the world. In the heart of the village, it's a great location for a weekend getaway with friends. The view is just what you need.

10/10 Excellent  
 Lori  
 30 Sep 2015

**10/10 Excellent**  
 Megan C., North Vancouver  
 10 May 2022  
 Gorgeous place  
 A really clean, comfy & quiet house. We loved sitting on the porch with a glass of wine, listening to the birds, and enjoying the view.

**10/10 Excellent**  
 Friends  
 7 Jul 2022  
 Amazing visit  
 My father and I recently got married in Naramata and Edens Cottage was the perfect place for friends of ours to stay. The house was so clean and the backyard was just what we needed for a relaxing weekend.

**10/10 Excellent**  
 Leanne C.  
 10 Oct 2017

**9/10 Good**  
 Kate W.  
 25 Aug 2018  
 Perfect Location  
 We were looking for a place which was close to both the shops and the beaches this summer and Eden Cottage was exactly that. Will be back soon for our party of 7 and it's a beautiful location. We highly recommend it.

**10/10 Excellent**  
 Parry Y.  
 12 May 2019  
 Eden Cottage  
 What a wonderful little cottage and a great place to hang out with friends. Super central, Super comfy bed and a beautiful view.

**10/10 Excellent**  
 Craig R.  
 19 Oct 2014  
 Harvest Party at Wine Lovers Oasis  
 6 of us had a thoroughly comfortable and enjoyable Thanksgiving weekend. The house is beautifully furnished with plenty of room for socializing, dining or just relaxing. Located within a short distance of the wineries, it

**10/10 Excellent**  
 Laurent L.  
 13 Jun 2022  
 Super séjour  
 Nous avons 2 couples. Belle home (très propre), un grand jardin avec des arbres matures. Nous avons pu profiter de la vue sur la montagne et la mer.

**4/10 Poor**  
 Jeff W., Canada  
 12 Sep 2017  
 Needs a deep clean.  
 The location of the home is great. However, it was not a short drive from wineries. The home is old and needs for the most part, an old-fashioned renovation. The house is not clean and needs a deep clean.

**10/10 Excellent**  
 Lisa Joy T.  
 13 Sep 2017  
 Beautiful home - perfect for our group!  
 We had a fantastic time at Martin's home. The house is bigger than it looks from the photos and the hosts have a great sense of humor. We enjoyed the large outdoor area and the view. The house was very clean and comfortable.

**10/10 Excellent**  
 Lisa B.  
 13 Aug 2017  
 Great stay  
 Wonderful stay. Great location in the village of Naramata. We loved being able to walk to a coffee shop and general store, the beach and some of the best wineries in the area. The house was clean and comfortable.





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**TO:** Regional District of Okanagan Similkameen **FILE NO.:** E2024.015-TUP

**FROM:** Name: Brian Evoy  
(please print)

Street Address: \_\_\_\_\_

Date: Aug 8, 2024

**RE:** **Temporary Use Permit – “Vacation Rental Use”**

**450 Robinson Avenue**

My comments / concerns are:

- I do support the proposed use at 450 Robinson Avenue
- I do not support the proposed use at 450 Robinson Avenue

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

I live ext door and have been the applicant's neighbour for 4 years. They are responsive

and we have coordnated tree removals and other things that relate to the boundary between our properties.

He takes good care of his property and I have solid confidence that he will quickly address any issues that I may have regarding short term renters should he be granted a temporary use permit.

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**TO:** Regional District of Okanagan Similkameen **FILE NO.:** E2024.015-TUP

**FROM:** Name: Douglas and Frances Safarik

Street Address:

Date: August 7, 2024

**RE: Temporary Use Permit – “Vacation Rental Use”  
450 Robinson Avenue**

My comments / concerns are:

I do support the proposed use at 450 Robinson Avenue

I do not support the proposed use at 450 Robinson Avenue

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**TO:** Regional District of Okanagan Similkameen **FILE NO.:** E2024.015-TUP

**FROM:** Name: Jean Guy & Leslie Beliveau

Street Address:

Date: August 7, 2024

**RE:** **Temporary Use Permit – “Vacation Rental Use”**

**450 Robinson Avenue**

My comments / concerns are:

I do support the proposed use at 450 Robinson Avenue

I do not support the proposed use at 450 Robinson Avenue

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

We are writing to express my support for the “temporary use Permit” application for seasonal rental at 450 Robinson Ave. Short-term rentals provide numerous benefits to both hosts and guests, contributing positively to our local economy and tourism industry.

As a resident who both rented and has hosted guests through short-term rental platforms, I have witnessed firsthand the positive impact these rentals have on our neighborhood. They bring in visitors who support local businesses, restaurants, and attractions, creating a thriving and diverse community.

Moreover, short-term rentals offer an alternative accommodation option for travelers, which is especially valuable for those seeking a more personalized and unique experience. This contributes to the cultural richness of our area and promotes cultural exchange between hosts and guests.

In conclusion, as the direct neighbor of the applicant we are supportive of this application and for Short term rentals in the village of Naramata. We believe it adds significant economic benefits and allows more opportunities for visitors to experience our wonderful village and surrounding area.

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**TO:** Regional District of Okanagan Similkameen **FILE NO.:** E2024.015-TUP

**FROM:** Name: Barbara Forbes

Street Address:

Date: August 7, 2024

**RE:** Temporary Use Permit – “Vacation Rental Use”

**450 Robinson Avenue**

My comments / concerns are:

- I do support the proposed use at 450 Robinson Avenue
- I do not support the proposed use at 450 Robinson Avenue

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

I am in complete support of a TUP for 450 Robinson Avenue. Our family has owned lakeshore property in Naramata for 62 years. Most of the short-term use of 450 Robinson is with our extended family, which has grown over the years; some live in the Vancouver area, but others live abroad. It gives us the opportunity to spend time together in a delightful setting that suits everyone from age 3 to 83. It’s not our style to ever be a raucous party place.

The benefits of a TUP for 450 Robinson Ave also accrue to the Naramata economy, which we want to stay healthy and vibrant. Almost all visitors come between May and October, so the businesses here must earn the bulk of their income from the summer visitors to stay viable. Visitors spend much more locally than those who live here year-round.

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