

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2022
RE: Temporary Use Permit Application – Electoral Area “I” (I2022.029-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. I2022.029-TUP, to allow a vacation rental use at 174 Range Road in Twin Lakes, be approved.

<u>Legal:</u> Lot 4, Plan KAP43313, District Lot 228S 2169, SDYD	<u>Folio:</u> I-02342.040
<u>OCP:</u> Small Holdings (SH)	<u>Zone:</u> Low Density Residential 3 (RS3)

Proposed Development:

This application is seeking to renew a Temporary Use Permit (TUP) authorizing the operation of a short-term vacation rental use of a three bedroom dwelling at 174 Range Road for a period of up to three years.

Site Context:

The subject property is approximately 1673 m² in area and is situated on the north side of Range Road and south of the Twin Lakes Gold Course. The Parcel is comprised of a single detached dwelling. The surrounding pattern of development is characterised by similar residential uses, and Twin Lakes Gold Course is located directly to the north of the parcel.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on July 18, 1990, while available Regional District records indicate that a building permit for a single family dwelling (1992) has previously been issued for the property.

Under the Electoral Area “I” Official Community Plan (OCP) Bylaw No. 2683, 2016, the subject property is currently designated Small Holdings (SH), and is indicated as comprising an “Important Ecosystem Area”.

Section 23.0 of the Electoral Area “I” OCP Bylaw contains the objective to consider allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits and supportive policy and criteria under Section 11.7 -Policies-Vacation Rentals under the Residential designation, provided that community and neighbourhood residential needs and other land use needs can be addressed

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Low Density Residential Three (RS3) which permits single detached dwelling as a principal use, with limited

occupation for commercial uses in the form of “home occupations and :bed and breakfast operations” as permitted secondary uses.

The property is within the Agricultural Land Reserve (ALR) and has been classified as “Residential” (Class 01) by BC Assessment.

A Temporary Use Permit was previously issued in 2021 to allow a vacation rental use at the subject property (I2021.020-TUP).

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:

There have been no recorded complaints received in relation to the operation of this vacation rental and the use remains unchanged from that previously approved in 2021.

While it is recognized that the Electoral Area “I” OCP contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, and on-site vehicle parking provisions), these criteria were previously considered by the Board when it approved TUP No. I2021.020-TUP.

Further, the Electoral Area “I” OCP generally supports vacation rentals in residential areas, and contains objectives which include allowing “on-going” vacation rental uses through the issuance of Temporary Use Permits.

Alternatives:

1. THAT Temporary Use Permit No. I2022.029-TUP be denied.

Respectfully submitted:

Fiona Titley

Fiona Titley, Planner II

Endorsed By:

CG

C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Aerial Photo

No. 3 – Site Photo (Google Maps 2012)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , prior to Board consideration of TUP No. I2022.029-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 checked="" 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 Environment & Climate Change Strategy	<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.

Attachment No. 2 – Aerial Photo



Attachment No. 3 – Site Photo (Google Maps 2012)

