

Kirsti Ollenberger

From: Naramata Fire Chief
Sent: Monday, May 8, 2023 10:55 AM
To: Fiona Titley
Subject: RE: Bylaw Referral - (Project No. E2023.013-TUP)
Attachments: Referral Sheet E2023.013-TUP.pdf

Hi Fiona,

Our service isn't affected by this proposal.

Thanks 😊

Dennis Smith * Fire Chief
Naramata Fire Department
ph.250 496-5319, cell. 250-462-5023
naramatafc@rdos.bc.ca

From: Fiona Titley <ftitley@rdos.bc.ca>
Sent: Wednesday, May 3, 2023 10:23 AM
To: Naramata Fire Chief <NaramataFC@rdos.bc.ca>; 'HBE' <HBE@interiorhealth.ca>; 'FBCLands@FortisBC.com' <FBCLands@FortisBC.com>
Subject: Bylaw Referral - (Project No. E2023.013-TUP)

Re: Project No. E2023.013-TUP
Vacation Rental Temporary Use Permit

Please find attached a Referral sheet for the a Vacation Rental Temporary Use Permit for the following property in the Regional District of Okanagan-Similkameen:
3940 3rd Street, Naramata
Electoral Area "E"

Please review and if you have any questions contact Fiona Titley, file manager.

Please forward your comments/concerns to planning@rdos.bc.ca.

Kind Regards,



Fiona Titley • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-486-0182 • tf. 1-877-610-3737 • f. 250-492-0063
www.rdos.bc.ca • ftitley@rdos.bc.ca

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2023.013-TUP

Approval Recommended for Reasons
Outlined Below

Interests Unaffected

Approval Recommended Subject to
Conditions Below

Approval Not Recommended
Due to Reasons Outlined Below

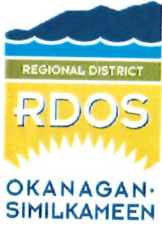
Signature:  _____

Signed By: Dennis Smith

Agency: Naramata VFD

Title: Fire Chief

Date: May 8, 2023



TUP Referral

Regional District of Okanagan-Similkameen

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

Telephone: 250-492-0237 / Email: planning@rdos.bc.ca

OFFICE USE ONLY

Date: May 3, 2023

Folio: E-00651.010

File: E2023.013-TUP

You are requested to comment on the attached Temporary Use Permit (TUP) for potential effect on your agency's interests. We would appreciate your response **WITHIN 30 DAYS**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

Please email your reply to planning@rdos.bc.ca by **June 2, 2023**.

PURPOSE OF THE TEMPORARY USE PERMIT:

This application seeks approval for a Temporary Use Permit (TUP) to allow for the operation of a short-term vacation rental use at the subject property.

LEGAL DESCRIPTION: Parcel B, Block 59, Plan KAP519, District Lot 210, SDYD, Portion (KE80926)

CIVIC ADDRESS: 3940 3rd Street

PID: 017-494-583

AREA OF PROPERTY AFFECTED: 557 m²

ALR STATUS: No

OCP DESIGNATION: Low Density Residential (LR)

ZONING DISTRICT: Low Density Residential Two (RS2)

OTHER INFORMATION:

This application proposes a vacation rental use allowing the short-term rental of three bedrooms and a maximum of six (6) guests from May 1 to October 31. The home is on community water (RDOS) and on-site septic.

Additional information can be found at the following location:

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-e/e2023-013-tup/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Permit.

Fiona Titley

Fiona Titley, Planner II

Agency Referral List

Interior Health Authority

Fortis

Naramata FD

Kirsti Ollenberger

From: Rick-Gayle Grant
Sent: Wednesday, May 10, 2023 9:34 AM
To: Fiona Titley
Subject: Re: TUP application, 3940 3rd St.

Hi Fiona,

If it's not too late I'd like to add the following. The workers installing the septic next door blocked the back alley for days. It seemed to be a bad idea in the event of a fire emergency. They gave our dog walker grief for trying to park in our backyard. Owners on site would be aware of this. If this is a sign of things to come sadly I'm not impressed.

Gayl Grant

Naramata, BC
V0H 1N0

On May 3, 2023, at 12:08, Fiona Titley <ftitley@rdos.bc.ca> wrote:

Hi Gayl,

It has been saved on file.

Kind Regards,

<image001.png>

Fiona Titley • Planner II

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250-486-0182 • tf. 1-877-610-3737 • f. 250-492-0063

www.rdos.bc.ca • ftitley@rdos.bc.ca

From: Rick-Gayle Grant

Sent: Wednesday, May 3, 2023 11:24 AM

To: Fiona Titley <ftitley@rdos.bc.ca>

Subject: Re: TUP application, 3940 3rd St.

Yes please. Thanks for your time,

Gayl Grant

Naramata, BC
V0H 1N0

On May 3, 2023, at 10:53 AM, Fiona Titley <ftitley@rdos.bc.ca> wrote:

Hi Gayl,

Would you like these additional comments to be added as feedback for this application as well?

Regards,

<image001.png>

Fiona Titley • Planner II

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250-486-0182 • tf. 1-877-610-3737 • f. 250-492-0063

www.rdos.bc.ca • ftitley@rdos.bc.ca

From: Rick-Gayle Grant

Sent: Monday, May 1, 2023 12:00 PM

To: Fiona Titley <ftitley@rdos.bc.ca>

Subject: Re: TUP application, 3940 3rd St.

Thanks, Fiona. We have a real concern with noise from next door. Previously there would be many more people staying at the vacation rental, more than the host allowed. Also, there is a growing concern with people buying properties for vacation rentals instead of providing much needed housing for families who want to live and work here. We want neighbours who want to make this their home and contribute to the community, not outsiders who come to exploit it. The survival of our little school and a local workforce depends on families living here.

Kind regards,

Gayl Grant

Naramata, BC

V0H 1N0

On Apr 25, 2023, at 2:26 PM, Fiona Titley <ftitley@rdos.bc.ca> wrote:

Hi Gayle and Rick,

Thank you for submitting feedback. It has been save on file and will be made public when this application is considered by the RDOS Board.

More information and updates on this application are available on the application webpage: [E2023.013-TUP | RDOS](#)

Regards,

Kirsti Ollenberger

From: Info E-Box
Sent: Tuesday, April 11, 2023 10:38 AM
To: Planning
Subject: FW: TUP application, 3940 3rd St.

-----Original Message-----

From: Rick-Gayle Grant <r
Sent: April 9, 2023 11:22 AM
To: Info E-Box <info@rdos.bc.ca>
Subject: TUP application, 3940 3rd St.

Hello,
I am writing to express our objections to the proposed TUP at 3940 3rd St. Due to Poor parking, poor septic, and noise concerns.

Thanks,

Gavl & Rick Grant

Naramata, BC

Kirsti Ollenberger

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: Monday, June 5, 2023 3:07 PM
To: Planning
Subject: 3 St, 3940, Naramata RDOS (E2023.013-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 FortisBC Electric ("FBC(E)") primary distribution facilities along 3rd Street, Anna Avenue and within the laneway adjacent the subject's north property line.
- 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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Kirsti Ollenberger

From: Dawn Lennie
Sent: Thursday, June 22, 2023 3:59 PM
To: Planning
Subject: TUP E2023.013-TUP

You don't often get email from

[why this is important](#)

Fiona Titley,

This is feedback regarding the above TUP permit for 3940 3rd Street, Naramata.

Unless the RDOS addresses the issue of residences, such as this property, being taken over entirely for Vacation Rental for 6 months of the year with no owner or permanent resident on site, we will continue to see a declining permanent resident population, less kids in our school and less labour force for our local businesses.

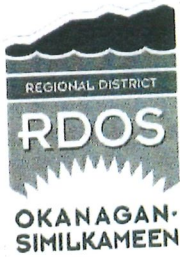
I would also like to note that making the permit valid for only 6 months of the year makes it even worse. Having a home sit empty for 6 months of the year does nothing good for the community. If the permits were for 12 months of the year it would promote low season tourism visits if nothing else.

A complete moratorium on new TUP permits should be put in place until the RDOS Vacation Rental Review is complete or there are stipulations in the TUP permits issued that make it mandatory to have an OWNER or PERMANENT RESIDENT living on-site.

An owner or permanent resident on-site alleviates most, if not all, of the noise bylaw issues and makes it so that there is still permanent housing available on as many properties as possible in Naramata.

I sincerely hope that the RDOS takes this critical issue in Naramata seriously NOW. We can't continue to wait for reports and surveys and the OCP to be finalized all the while having more and more of what used to be our affordable homes taken up entirely for business purposes.

Sincerely,
Dawn Lennie
Naramata Resident and Business Owner



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

TO: Regional District of Okanagan Similkameen FILE NO.: E2023.013-TUP

FROM: Name: Gayle Grant
(please print)

Street Address: _____

Date: Feb 20/24

RE: **Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
3940 3rd Street**

My comments / concerns are:

- I do support the proposed use at 3940 3rd Street.
- I do support the proposed use at 3940 3rd Street, subject to the comments listed below.
- I do not support the proposed use at 3940 3rd Street.

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

This couple has rented out their house last year without permission from the RDOS. It would seem that granting them a permit is rewarding people who disregard your rules. The latest petition in Naramata demonstrates the overwhelming opposition to TUP's in secondary residences. It would seem prudent to wait + see if Area E opts into the provincial legislation regarding temporary use permits before any more are granted.

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.

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.