

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Temporary Use Permit Application – Electoral Area “E” (E2021.024-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2021.024-TUP to allow for a vacation rental at 1015 Hyde Road in Naramata be approved.

Folio: E-02055.030

Legal: Lot C, Plan KAP45584, District Lot 206, SDYD

OCP: Agriculture (AG)

Zone: Agricultural One (AG1)

Proposed Development:

This application is seeking to allow a vacation rental use of a secondary suite on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that the “current use is residential with vacation rental in suite. This is a renewal application for file no. E2018.175-TUP.”

Site Context:

The property is 2.6 ha in area and is situated on the north side of Hyde Road. The parcel is comprised of a single family dwelling with a secondary suite, two accessory buildings, and vineyards.

The surrounding pattern of development is generally characterised by agricultural (AG1) uses with single detached dwelling uses on all sides.

Background:

The current boundaries of the subject property were created on August 16, 1991, while available Regional District records indicate that a building permit(s) for the single family dwelling (1994, 1997), addition (2000), and secondary suite (2017) have been issued for this property.

The property is designated Agriculture (AG), and is the subject of a Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designation.

The property is zoned Agricultural One (AG1) which allows for agri-tourism accommodation and bed and breakfast operation uses, which are related to vacation rental use and is within the Agricultural Land Reserve (ALR).

BC Assessment has classified the property as part “Residential” (Class 01) and part “Farm” (Class 09)).

Public Process:

Since this application is a renewal for a vacation rental use, it did not require a Public Information Meeting (PIM) or Advisory Planning Commission (APC) consideration.

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:

The applicant has been running the vacation rental successfully since 2017. There have been no complaints about the rental or its occupants. The conditions of the property appear to be suitable for the vacation rental use and were already considered under approved permit numbers E2017.037-TUP and E2018.175-TUP.

The proposed conditions of the vacation rental have not changed since the previous application. The proposal is to use the secondary suite between April 1st and September 30th for up to four (4) patrons in two (2) rooms. The septic system has been maintained regularly.

Conversely, the 2020 Housing Needs Assessment was completed this year, which identifies a lack of long-term rental housing. This is especially critical in areas of the region that have high vacation-rental and owner vacation use that are otherwise vacant for the rest of the year, like Naramata. Interior Health recommends that any housing not used by the owner for part of the year, like a secondary suite, should be rented long-term rather than short-term rentals.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2021.024-TUP;

Respectfully submitted:

Danielle DeVries, Planner 1

Endorsed By:

C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Aerial Photo (2017)

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering adoption of Temporary Use Permit No. E2021.024-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 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 checked="" type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<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 checked="" 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"/>	X Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department	<input checked="" type="checkbox"/>	Public Works (Water Areas C, D, E, F; Sewer Area D)

Attachment No. 2 – Aerial Photo (2017)



Single Family Dwelling with
Secondary Suite
(SUITE PROPOSED FOR
VACATION RENTAL USE)