

Lauri Feindell

Subject: FW: Bylaw Referral Project No. E2022.002-TUP

From: McBurnie, Michael ALC:EX <Michael.McBurnie@gov.bc.ca>

Sent: March 23, 2022 11:14 AM

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

Subject: RE: Bylaw Referral Project No. E2022.002-TUP

Hi Fiona,

As the residence is not on the portion of the property that is within the ALR, I don't have any comments on this.

Michael McBurnie (he/him)

Regional Planner: North, Interior, and Okanagan Regions

Agricultural Land Commission

michael.mcburnie@gov.bc.ca | 236.468.3246

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2022.004-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 FD

Title: Fire Chief

Date: March 3, 2022

Lauri Feindell

From: Fox, Alison AFF:EX <Alison.Fox@gov.bc.ca>
Sent: March 21, 2022 4:59 PM
To: Fiona Titley
Cc: Gyug, Philip AFF:EX
Subject: RE: Bylaw Referral Project No. E2022.002-TUP

Hi Fiona,

Thank you for providing the opportunity for the Ministry of Agriculture, Food and Fisheries (Ministry) to comment on File E2022.002-TUP that proposes to issue a Temporary Use Permit to allow for the operation of a short-term vacation rental use. From an agricultural perspective, the Ministry offers the following comments:

- Guests renting the principal residence on the Subject Property may not be aware that they will be staying within an active agriculture area that is associated with farmers using “normal farm practices”. As such, we recommend that RDOS add a condition under section 7(b) of the TUP stating that guests should expect to experience “normal farm practices” during their stay on the Subject Property. Suggested wording is:
“Please be advised that you are staying within an active agricultural area that is commonly associated with noise from farm operations at various times of the day, farm odours, chemical spray and dust”
- Ultimately, if the conditions of the TUP are adhered to, the Ministry does not believe that this application will have a negative impact on nearby agricultural operations.

Please contact Ministry staff if you have any questions regarding the above comments.

Sincerely,

Alison Fox, P.Ag.
Land Use Agrologist
Strengthening Farming Program
BC Ministry of Agriculture Food and Fisheries
778 666-0566
Alison.Fox@gov.bc.ca

Ministry Mission: World leading stewardship of land, farm and food systems for the health and prosperity of British Columbians

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Lauri Feindell

Subject:

FW: 3059 Naramata Rd

From: Planning Group
Sent: March 1, 2022 7:09 PM
To: 'Rick Rohrick
Subject: RE: 3059 Naramata Rd

Hi Rick,

Thank you for your feedback. It will be added to the list of representations that gets sent to the RDOS Board of Directors when the application reaches that stage.

As a requirement of the permit if approved will be for the property owners to display a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw within the residence. In addition, the contact information of a local contact and for the bylaw enforcement officer will be distributed to all properties within 100m of the residence so that should any issues arise, they can be dealt with swiftly.

The applicants are required to demonstrate that they can provide one (1) on-site parking space per number of bedrooms which in this case would be providing two (2) on-site parking spaces to accommodate the vacation rental guests.

Regards,



Fiona Titley • Planner I
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From: Rick Rohrick
Sent: Tuesday, March 1, 2022 1:27 PM
To: Planning Group <planning@rdos.bc.ca>
Subject: 3059 Naramata Rd

With regard to the Temporary Use Permit for a vacation rental at 3059 Naramata Rd. I wish to put forward the following concerns I have with the proposal.

1. With any increased occupancy particularly with vacationers I worry about the additional noise being created as this was a peaceful and quiet community where people live and loud parties disturb the serenity of the area.
2. I want to know that parking and congestion issues are addressed.

Yours truly
Rick Rohrick
Naramata Rd

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2022.002-TUP

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Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities and access to health services.

While this vacation rental can contribute to the property owner's income and support tourism through accommodation for the travelling public, it also reduces the availability of long-term housing units available in the community. It is important to balance long term housing needs with support for visitors and economic opportunity. As noted in the RDOS 2020 Housing Needs Assessment, there is an acute shortage of long-term rental availability.

We are also concerned with the increase in number of TUPs we are seeing from Area E, indicating a potential loss of long-term rental stock in the community. Therefore we suggest that this TUP not be approved without the applicant first demonstrating that a long term, year round rental option is not feasible.

Interior Health is committed to improving the health and wellness of all by working collaboratively with local governments and community partners to create policies and environments that support good health.

Signature:  _____

Signed By: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: March 24, 2022



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2022.002-TUP

FROM: Name: Schalk van Heerden
(please print)

Street Address: ██████████ Naramata

Date: March 17th, 2022

RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
3059 Naramata Road

My comments / concerns are:

- I do support the proposed use at 3059 Naramata Road.
- I do support the proposed use at 3059 Naramata Road, subject to the comments listed below.
- I do not support the proposed use at 3059 Naramata Road.

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

Electoral Area “E” Official Community Plan Bylaw No. 2458, 2008 expressly disallows.

Section 22.3.6:

g) the prohibition of the use of recreational vehicles or camping on the property or any use of **accessory buildings** for **vacation rental** occupancy;

Vacation rental means the licensed use of a **residential dwelling**.

Dwelling is not a building. A **dwelling** is located within a **building**.

Secondary dwelling is by definition located either within a principal building as a secondary suite, or alternatively within an accessory building.

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

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