

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: April 6, 2023
RE: Temporary Use Permit Application – Electoral Area “E” (E2023.007-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2023.007-TUP, to allow a vacation rental use at 4090 4th Street, Naramata, be approved.

Legal: Lot A, District Lot 210, SDYD, Plan EPP 97466 Folio: E-00619.020
OCP: Low Density Residential (LR) Zone: Low Density Residential Two (RS2)

Proposed Development:

This application is seeking to allow for the operation of a vacation rental within an existing four bedroom single detached dwelling on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that “the temporary use will not be limited by space; it will include the property and dwelling on 4090 4th street and will include parking for up to 4 vehicles. The property manager will be located next door to handle any issued with the rental”.

Site Context:

The subject property is approximately 1,330 m² in area and is situated on the corner of 1st Street and 4th Street. It is understood that the parcel is comprised of a single detached dwelling.

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been development with single detached dwellings.

Background:

The property was created December 2, 2019, while available Regional District records indicate that a building permit was issued for a single detached dwelling (2021). It is zoned Low Density Residential Two (RS2) which permits “single detached dwelling” as a principal use and is designated Low Density Residential (LR), and is the subject of a Watercourse Development Permit (WDP) Area designation.

Section 22.3.4 of Electoral Area “E” OCP Bylaw contains criteria in evaluating a temporary use permit application. Sections 22.3.5 and 22.3.6 specify conditions for temporary use permits and short-term vacation rentals respectively.

Section 11.6 of the OCP Bylaw further provides for Vacation Rental policies for lands designated as Residential; more specifically, that the Regional District Board supports the provision of paid

accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.

Section 11.6.2 of the OCP Bylaw also indicates support for short-term vacation rentals on lands designated as Residential where permitted by a Temporary Use Permit and provides the following criteria for the Board to assess such applications:

- capability of accommodating on-site domestic water and sewage disposal;
- mitigating measures such as screening and fencing;
- provision of adequate off-street parking;
- confirmation that the structure proposed complies with the BC Building Code; and,
- benefits that such accommodation may provide to the community.

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:

In response to the criteria contained in Section 22.3.4 of the OCP Bylaw, the proposed use is seasonal in nature (May - October) and is not intensive in scale. The impact on the natural environment and neighbouring uses is minimized by being contained within an existing building. The property is connected to the Naramata water which is adequate for the proposed use.

Additionally, in support of their application, the applicant submitted a Record of Sewerage System application and associated receipt, as well as a septic plan from a Registered On-site Wastewater Professional (ROWP) indicating a design for an eight (8) person occupancy.

The subject property is largely screened from the road due to the presence of trees and other foliage. No fencing or landscape screening along the eastern, northeastern and southern parcel boundaries are illustrated on the applicant’s development plans. The eastern parcel boundary is adjacent to a laneway, and the house is located a considerable distance from the southern parcel boundary.

As it relates to the provision of off-street parking, the agent has indicated that four (4) parking spaces would be provided within the driveway, which would satisfy the minimum parking requirement for this use.

The intent of the Regional District’s “Vacation Rental Temporary Use Permit Policy” and supportive OCP policies is to allow for a new vacation rental use to operate for one “season” to determine if such a use is appropriate, compatible, or viable at a particular location. Following the initial “season”, the Board would then have the opportunity to determine whether it would be appropriate to allow for a renewal of the permit.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2023.007-TUP

Respectfully submitted:



Shannon Duong, Planner II

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Aerial Photo

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. E2023.007-TUP.

<input 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 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 type="checkbox"/>	

Attachment No. 2 – Aerial Photo (2022)

