

**Lauri Feindell**

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**Subject:** FW: TUP Referral (Project Mo. E2023.022-TUP)

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**From:** Naramata Fire Chief <NaramataFC@rdos.bc.ca>

**Sent:** September 8, 2023 8:38 AM

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

**Subject:** RE: TUP Referral (Project Mo. E2023.022-TUP)

Hi Fiona,

This proposal doesn't affect our service.

Thanks 😊

**Dennis Smith** \* Fire Chief

Naramata Fire Department

ph.250 496-5319, cell. 250-462-5023

[naramatafc@rdos.bc.ca](mailto:naramatafc@rdos.bc.ca)

**Lauri Feindell**

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**Subject:** FW: 2023 Workman Pl, 2710, Naramata RDOS (E2023.022-TUP)

**From:** Stringer, Chelsea <Chelsea.Stringer@fortisbc.com>  
**Sent:** September 19, 2023 2:53 PM  
**To:** Planning <planning@rdos.bc.ca>  
**Cc:** FBC Lands <FBClands@fortisbc.com>  
**Subject:** 2023 Workman Pl, 2710, Naramata RDOS (E2023.022-TUP)

Some people who received this message don't often get email from [chelsea.stringer@fortisbc.com](mailto:chelsea.stringer@fortisbc.com). [Learn why this is important](#)

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 Inc. (Electric) ("FBC(E)") primary distribution facilities along Workman Place.
- 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.
- **To proceed, the applicant should 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,

**Chelsea M. Stringer | BCOMM | DULE**

**Land Agent | Property Services | FortisBC Inc.**

2850 Benvoulin Rd  
Kelowna, BC V1W 2E3  
P: 250-469-7927  
C: 250-215-8037  
[chelsea.stringer@fortisbc.com](mailto:chelsea.stringer@fortisbc.com)



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The following is a list of concerns regarding TUP for 2710 Workman Place.

1. Not enough adequate parking for up to 5 vehicles. A parking pad has been created on the lower front of the property but is next to a fire hydrant.
2. They have been renting the property and there have been instances of garbage being left out and animals have gotten into it. Took several days for someone to clean up.
3. Vehicles have been parking on the road
4. We currently have 7 properties in our community with suites for rent, 3 of which are non-principal homes who are renting the entire house. We moved into the area to be part of a community not a hotel zone. We are a small development of currently less than 20 homes being occupied.
5. There is no information regarding a property manager posted on the property so we have no contact person in case of a problem.
6. The potential to have up to 10 people renting at one time is a concern for being a party house.

Ingrid + Ottmar Philipp  
Workman Place  
Naramata, BC V0H1N1

RECEIVED  
Regional District

SEP 25 2023

101 Martin Street  
Penticton BC V2A 5J9

Regional District Okanagan - Similkameen  
Att. Fiona Titley  
101 Martin Street  
Penticton, BC V2A5J9

Saturday, September 23, 2023

**Re: Temporary Use Permit (TUP) Application No. E2023.022-TUP**

Dear Mrs. Titley,

We are writing to oppose above proposal on the following grounds:

- We lived in a neighbourhood with three vacation rental homes. Permanent infringements of community rules (excessive noise even after midnight, parking, steeling of firewood, dogs of leach, etc.) caused by large groups celebrating stag parties and even swinger parties lead to the residents suing the owners. After 9 years of legal battles the residents with a quorum of more than 75% against the vacation rental system succeeded in getting a favourable ruling by the judge against the owners of the rental units. The unit in question is planning to rent out five rooms. This is lending itself to a number very much suited for stag parties etc. As the owners are not present, there is no supervision in order to avoid unruly behaviour. The unit 2710 Workman Place is above us on higher grounds. Noise from there is travelling extremely well and appears to be even amplified.

- As the neighbour house 2720 Workman Place is already a vacation rental, this one in addition is also taking away the hope of building a neighbourhood based on permanent residents.

- To mitigate the impact of vacation rental homes it is advisable to reduce the maximum number of people/rooms to be rented out. Further, a minimum rental time of 4 weeks could be required, which would reduce the rotation of renters to maximum 12 a year.

We hope that the board will find a sound solution to this application and to the policy in regards to vacation rentals in general

Sincerely,

Ingrid & Ottmar Philipp

