

**1160 McPhee Road, Naramata
Vacation Rental TUP Application**

CURRENT USE

Situated in the ALR, the 5 acres property at 1160 McPhee Road, Naramata has a vineyard and a modest 3 bedroom home. This home is our primary residence.

Adjacent to the residential property, a boutique, family-run 1100 sq foot winery tasting room and production facility is currently under construction.

Proposed launch of the winery is June 2024, pending final approvals.

PROPOSED TEMPORARY USE

We are proposing our modest 1950's midcentury home as a **3 bedroom, 6 person occupancy, short-term vacation rental**, not longer than 6 months.

The home is situated on a 5 acre vineyard overlooking stunning Okanagan Lake, past Penticton to Kaleden and Skaha Lake.

Located on scenic Naramata Bench, visitors can easily explore Naramata Village, Okanagan Lake and the Kettle Valley Trail. From this vantage point guests can explore the many wineries, breweries, restaurants and activities offered nearby and afield.

REASONS FOR THE PROPOSED TEMPORARY USE

Enhancing Tourism Experience

With an extensive background in hospitality, travel, and home design, together we are proud to present a authentic, comfortable experience to guests visiting Naramata. We are available to provide guests a warm welcome and are outstanding ambassadors of the region.

Farming Income Subsidy

Given the current challenges of the wine industry in the Okanagan, coupled with the resent hardships of weather, fire and pandemic, we are seeking opportunities to further stabilize our livelihood.

PROPOSED RENTAL CONDITIONS

Vacation rental guests will have exclusive use of the main floor of the home, fence front yard, and designated back yard.

Access to the adjacent winery may be accessible via public access points during operating hours.

Privacy

Fencing and landscaping surrounding the home and outdoor living spaces provides privacy for guests and neighbours alike.

Parking

Our property provides ample off-street parking, ensuring guest and visitor vehicles do not congest the street or inconvenience our neighbours.

The rental home offers 3 dedicated off-street parking spaces.

The attached carport provides additional off-street parking, which can accommodate larger vehicles or additional guest gathering to visit and explore.

