

1160 McPhee Road, Naramata
Vacation Rental TUP Application
E2024.012-TUP
Revised: August 21, 2024

CURRENT USE

Situated in the ALR, the 5 acres property at 1160 McPhee Road, Naramata has a vineyard and a modest 2 level, 5 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 Fall/Winter 2024, pending final approvals.

PROPOSED TEMPORARY USE

We are proposing our modest 1950's midcentury home as a **short-term "vacation rental"** for not longer than 6 months between the dates of May 1st - October 31st with a maximum of ten (10) paying guests in a maximum of five (5) bedrooms.

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.

Subsidize Farming Income

Given recent challenges of the wine industry in the Okanagan, coupled with the 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 entire home, including fenced front yard and back yard.

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 three (3) dedicated off-street parking spaces.

The attached carport provides an additional two (2) off-street parking, which can accommodate larger vehicles or additional guest gathering to visit and explore.