

1135 McPhee Road, Naramata: Vacation Rental TUP Application

CURRENT USE

1135 McPhee has a small footprint, compact, one level, two bedroom rancher with vaulted ceilings and dramatic lakeviews across a vineyard, past Penticton to Kaleden & Skaha Lake.

Naramata Village & Okanagan Lake are walking distance downhill through orchards and vineyards via Aikens Loop and Old Main Road -so visitors don't need a car to access all the nearby recreation opportunities from this convenient, central location on the Bench.

Energy, Environment, Health & Safety Perspective:

- The house has all new electrical wiring & LED lighting (2020 permit).
- Main source of heat & AC is a ductless split inverting heat pump.
- Replaced wood burning stove with supplemental electric heating.
- The bedroom & living area interconnected smoke & monoxide alarms are hardwired.
- Newer energy efficient appliances with water conserving bath fixtures.
- Tankless, demand hot water heater (2020 permit).
- Successfully passed Wastewater Engineer's (Jeff Oland, Peng) septic inspection. (April 18, 2023) and flow / stress test.
- Removed all invasive species (Tree of Heavens) along east property line
- Created privacy screening for 1135 entrance with upslope 1145 McPhee along property line and easement (easement benefits 1135 and encumbers 1145 – attached)

PARKING:

- McPhee Road is a short dead-end street with no cul-de-sac to turn around
- 8 small holding RS3 zoned homes and 3 larger properties (>4.5 acres see parcel viewer of McPhee Road).
- Most of McPhee Road is poorly suited for overflow parking on the road allowance.
- Our property can readily accommodate the minimum 2 vehicles required *plus an additional 2 to 4 vehicles (with room for larger vehicles)* if our guests have visitors meeting and parking here to explore the area; so there would be no inconvenience to our neighbours.

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PROPOSED USE

We're fulltime Naramata residents and are proposing this mid-century modern home as a **2 bedroom, 4 person occupancy, vacation rental, not longer than 6 months**, for when we are taking short trips in 2023 and 2024. Our McPhee cottage is a short walk from Naramata Village.

REASONS FOR VACATION RENTAL USE

For the first time in more than 30 years we don't have kids or pets as dependents (in March 2023 our last dog died) so we plan to travel more before getting a puppy next year.

We have been approved for the Canada Greener Homes programs and plan to use part of the rental income to further enhance the energy efficiency by installing Energy Star rated windows & doors and improving the wall & roof assemblies with additional insulation and rain-screening. When the home is re-roofed we will increase the SW facing overhangs to provide summer shading of the windows and consider solar energy roof panels.

Property Management Perspective:

Our neighbours Michael and Susan (1165 McPhee) have offered to meet & greet our guests/visitors on arrival and be available in the event of an emergency. They have been bed and breakfast hosts in past years.

As hosts ourselves, we have 4 years of experience (2015-2019) as Superhosts on AirBnB and have found when guests arrive and have been physically introduced to a rental property they are likely to be considerate neighbours.