

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: April 20, 2023
RE: Temporary Use Permit Application – Electoral Area “D” (D2023.008-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. D2023.008-TUP-TUP, to allow a vacation rental use at 4633 Peach Crescent, Okanagan Falls, be approved.

Legal: Lot 13, District Lot 374, SDYD, Plan 16460 Folio: D-0098.068
OCP: Low Density Residential (LR) Zone: Low Density Residential Two (RS2)

Proposed Development:

This application is seeking to allow a vacation rental use on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that “I propose using my 2 bedroom, 2 bathroom single family home for short term/vacation rental. The proposed guests will be limited to use of the entire house, backyard, and driveway for parking. The shed will be off limits to guests.”

Site Context:

The subject property is approximately 1,080 m² in area and is situated at the end of Peach Crescent. It is understood that the parcel is comprised of a single detached dwelling and a detached garage.

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

Background:

The property was created by a Plan of Subdivision on July 6, 2022 while available Regional District records indicate that building permits have been issued for a mobile home (1974), an addition to a mobile home (1975), a porch (1979), the demolition of a single wide trailer (2009), and a single family dwelling (2009).

The property is currently designated Low Density Residential (LR) and is the subject of a Watercourse Development Permit (WDP) Area. It has Low Density Residential Two (RS2) zoning which permits “single detached dwelling” as a principal use. It is within the floodplain associated with Shuttleworth Creek.

The Area “D” OCP contains criteria in evaluating a temporary use permit application and vacation rentals. It also provides 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.

The following criteria is provided 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.

BC Assessment has classified the property as part “Residential” (Class 01).

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:

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 community sewer and water systems operated by the Regional District, which are seen to be adequate for the proposed use.

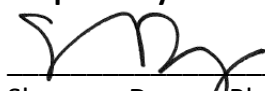
The agent has indicated that two parking spaces would be provided in the driveway and a Health and Safety Inspection was completed on March 21, 2023, with no deficiencies being identified.

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 Temporary Use Permit No. D2023.008-TUP be denied.

Respectfully submitted:



Shannon Duong, Planner II

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Site Photo (2022)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding Temporary Use Permit No. D2023.008-TUP:

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input 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 checked="" 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 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"/>	Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Okanagan Falls Volunteer Fire Department	<input type="checkbox"/>	

Attachment No. 2 – Site Photo (2022)

