

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2021.011-TUP

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended
Due to Reasons Outlined Below

Signature:  _____

Signed By: Dennis Smith

Agency: Naramata FD

Title: Fire Chief

Date: June 14, 2021

Lauri Feindell

Subject: FW: TUP Referral (Project No. E2021.011-TUP)

From: Moraes, Ryan [mailto:Ryan.Moraes@fortisbc.com]
Sent: June 15, 2021 9:03 AM
To: Planning <planning@rdos.bc.ca>
Subject: RE: TUP Referral (Project No. E2021.011-TUP)

Hello,

We have no concerns with this TUP.

Regards,

Ryan Moraes, P.L.Eng, AScT | Planning & Design Technologist | FortisBC
1975 Springfield Rd | Kelowna, BC V1Y 7V7
☎250-490-2621 7 778-214-0509 | ✉ryan.moraes@fortisbc.com

Lauri Feindell

Subject: FW: Vacation Rentals - Naramata

From: D. Ray Halladay
Sent: Thursday, November 18, 2021 3:20 PM
To: Fiona Titley <ftitley@rdos.bc.ca>
Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>
Subject: Vacation Rentals - Naramata

Fiona Titley, Planner I, RDOS (email ftitley@rdos.bc.ca)

November 18, 2021

Re: Proposed Temporary Use Permit Application No. E2021.011-TUP
1160 Upper Debeck Road (Lot 7, Plan KAP24878, District Lot 266, SDYD)

In response to your letter of notice dated October 29, 2021 (received by mail on November 16, 2021) I herewith offer comment on the above-referenced application.

I do not object to the proposed rezoning to permit the rental of accommodation at 1160 Upper Debeck Road. However, I do object to the very real impact of such businesses if this and other rental accommodations are operated without there being a permanent resident required in each dwelling. I believe that without requiring a permanent resident in each rented home or dwelling, several negative impacts can and will result.

NEGATIVE IMPACTS

1. An increasing proportion of the homes in Naramata will become owned by absentee owners.
(I believe there is a noticeable trend toward that end in Naramata at the present time);
2. Absentee owners who rent, but do not live in their homes are very likely to have no or limited involvement in the many aspects of community life with the result that the community will be impoverished economically by there being less demand for local goods and services, and socially by there being a diminished number of residents, particularly those raising families, to share in community schools, planning, facility development and events (e.g. charity programs, celebrations, school concerts, etc.).

RECOMMENDATIONS

1. I submit that the RDOS should develop legislation requiring a permanent resident to occupy any home or other dwelling which is rented for accommodation whether for short or extended periods.
2. Where persons wish to rent a home or dwelling without there being a permanent resident present, the RDOS should require possession of a commercial business license and the payment of taxes at a level comparable

to businesses providing similar accommodation such as motels and hotels.

OTHER CONSIDERATIONS

The RDOS should consider similar legislation as enacted by other communities such as Tofino, Summerland, and Nelson so as to gain a perspective on how to control and minimize impacts cited above or how to deal with other related impacts. The RDOS may also wish to consider the Supreme Court of BC decision respecting strata home rentals...Nanaimo (Regional District) v. Saccomani, 2018 BCSC752.

D. Ray Halladay

Naramata, B. C.

VOH 1N1

Cc Karla Kozakevich, Electoral Area E Director



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