

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: January 19, 2023
RE: Temporary Use Permit Application – Electoral Area “E” (E2022.024-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2022.024-TUP, to allow a vacation rental use at 4245 Mill Road in Naramata be approved.

Legal: Lot A, Plan KAP48883, District Lot 210, SDYD **Folio:** E-00754.010
OCP: Low Density Residential (LR) **Zone:** Low Density Residential Two (RS2)

Proposed Development:

This application is for a vacation rental within a seven bedroom single detached dwelling on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that “Offsetting property expenses with part time rentals has allowed us to continue enjoying Naramata with our children and grandchildren.” And “we focus on family summer vacation rentals (our guests often return year after year) and fall retired groups reunions”

Site Context:

The subject property is approximately 3187 m² in area and is situated on the west side of Mill Road on the eastern shore of Okanagan Lake. It is understood that the parcel is comprised of a single detached dwelling exists on the subject property.

The surrounding pattern of development is generally characterised by low density residential parcels zoned Residential single Family One (RS1) along the lake foreshore, and agriculture to the east.

Background:

The property was created January 28, 1992, while available Regional District records indicate that building permits for a single family dwelling (2006) and movement of an existing panabode to a new foundation (2006) have previously been issued for this property.

The property is designated Low Density Residential (LR), and is the subject of a Watercourse Development Permit (WDP). It shows as possessing a geological classification of “hazard of land receiving slide or slump materials from above”.

Section 22.3.4 of Electoral Area “E” OCP Bylaw contains the objective to consider allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits. Supportive policy and criteria are contained at Section 11.6 and speaks to

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ensuring that community and neighbourhood residential needs and other land use needs can be addressed.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Low Density Residential Two (RS2) which permits “single detached dwelling” as principal use.

The property is not within the Agricultural Land Reserve (ALR) and has been classified as “Residential” (Class 01) BC Assessment.

Application History:

The subject property has been operating short-term vacation rental use since 2015, with previous renewals and reissuances approved by the Board in 2016 and 2019.

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:

In considering this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use and that the use remains unchanged from that previously approved by the Board starting in 2015.

While it is recognized that the Electoral Area “E” OCP contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, and on-site vehicle parking provisions), these criteria were previously considered by the Board when it approved the earliest TUPs for this property.

Further, the Electoral Area “E” OCP generally supports vacation rentals in residential areas, and contains objectives which include allowing “on-going” vacation rental uses through the issuance of Temporary Use Permits. For these reasons, administration is recommending approval.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2022.024-TUP.

Respectfully submitted:

Colin Martin

Colin Martin, Planning Technician

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Aerial Photo (2017)

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering adoption of Temporary Use Permit No. E2022.024-TUP.

<input checked="" type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" 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 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 checked="" 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"/>	Naramata Volunteer Fire Department	<input type="checkbox"/>	

Attachment No. 2 – Aerial Photo (2017)

