

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2022
RE: Temporary Use Permit Application – Electoral Area “E” (E2022.026-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2022.026-TUP, to allow a vacation rental use at 1024 Old Main Road, Naramata, be approved.

Legal: Lot A, District Lots 207 & 209, SDYD, Plan KAP88202 Folio: E-02139.010
OCP: Agriculture (AG) Zone: Agriculture One (AG1)

Proposed Development:

This application is seeking to allow for the operation of a vacation rental within a four 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:

- *We purchased 1024 Old Main Rd with the purpose of having a vacation property for our family to enjoy. Since we would like to visit often, renting the property long term was not an option.*
- *The house is a vacation rental. The use of the garage/workshop will not be available to guests. There is ample parking for guests as outlined in the provided diagram. Guests will have use of the front, sides and back yard.*

Site Context:

The subject property is approximately 1.7 ha in area and is situated on the south side of Old Main Road, with Aikens Loop to the west, and Naramata Road to the east. It is understood that the parcel is comprised of the subject single detached dwelling, an accessory building (i.e., a garage/shed), and cherry orchard.

The surrounding pattern of development is generally characterised by similarly sized agricultural parcels within the Agricultural Land Reserve (ALR).

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on December 23, 2008, while available Regional District records indicate that a building permit has been issued for a single detached dwelling (1974).

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Agriculture (AG).

Section 22.3.4 of the 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 speak to 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 Agriculture One (AG1) which permits “single detached dwelling” as a principal use.

The property is within the Agricultural Land Reserve (ALR) and has been classified as part “Residential” (Class 01) and part “Farm” (Class 09) by BC Assessment.

A Temporary Use Permit was previously issued in 2021 to allow a vacation rental use at the subject property (E2021.006-TUP).

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:

There have been no recorded complaints received in relation to the operation of this vacation rental and the use remains unchanged from that previously approved in 2021.

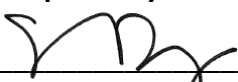
While it is recognized that the Electoral Area “E” OCP contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, and on-site vehicle parking provisions), these criteria were previously considered when it approved TUP No. E2021.006-TUP.

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.

Alternatives:

1. THAT Temporary Use Permit No. I2022.026-TUP be denied.

Respectfully submitted:



Shannon Duong, Planner II

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Context Maps

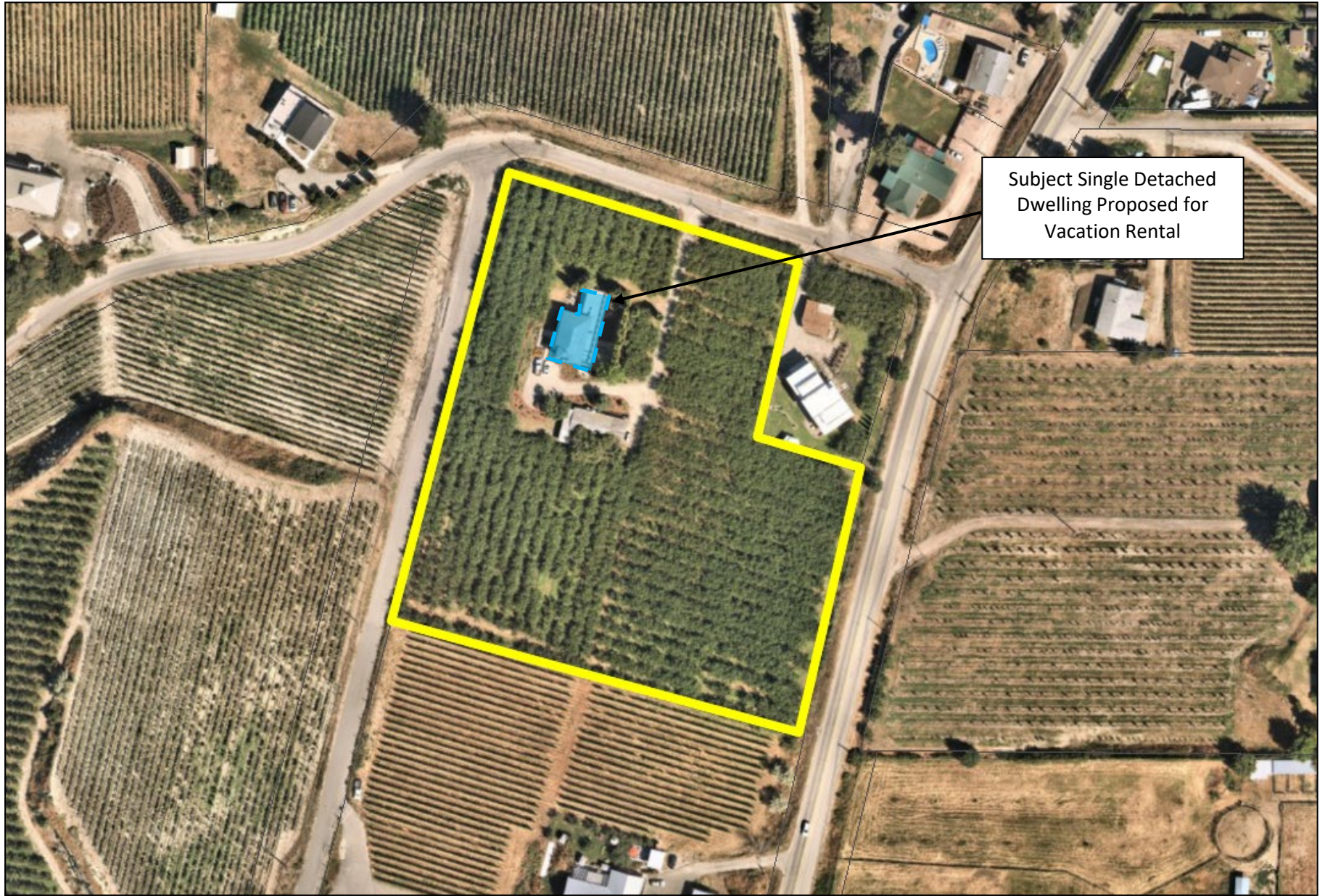
No. 3 – Aerial Photo

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering the issuance of Temporary Use Permit No. E2022.026-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"/>	X Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department	<input checked="" type="checkbox"/>	RDOS Utilities (Water Areas C, D, E, F; Sewer Area D)

Attachment No. 2 – Aerial Photo



Subject Single Detached Dwelling Proposed for Vacation Rental