

Lauri Feindell

Subject: FW: 2023 Workman Pl, 2710, Naramata RDOS (E2023.022-TUP)

From: Stringer, Chelsea <Chelsea.Stringer@fortisbc.com>
Sent: September 19, 2023 2:53 PM
To: Planning <planning@rdos.bc.ca>
Cc: FBC Lands <FBCLands@fortisbc.com>
Subject: 2023 Workman Pl, 2710, Naramata RDOS (E2023.022-TUP)

Some people who received this message don't often get email from chelsea.stringer@fortisbc.com. [Learn why this is important](#)

With respect to the above-noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights, however, there may be additional land rights requested stemming from changes to the existing FortisBC Electric ("FBC(E)") services, if required.

Operational & Design Comments

- There are FortisBC Inc. (Electric) ("FBC(E)") primary distribution facilities along Workman Place.
- All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.
- The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.
- For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.
- **To proceed, the applicant should contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.**

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

If you have any questions or comments, please contact us at your convenience.

Best Regards,

Chelsea M. Stringer | BCOMM | DULE



Land Agent | Property Services | FortisBC Inc.

2850 Benvoulin Rd

Kelowna, BC V1W 2E3

P: 250-469-7927

C: 250-215-8037

chelsea.stringer@fortisbc.com



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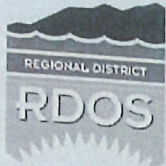
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The following is a list of concerns regarding TUP for 2710 Workman Place.

1. Not enough adequate parking for up to 5 vehicles. A parking pad has been created on the lower front of the property but is next to a fire hydrant.
2. They have been renting the property and there have been instances of garbage being left out and animals have gotten into it. Took several days for someone to clean up.
3. Vehicles have been parking on the road
4. We currently have 7 properties in our community with suites for rent, 3 of which are non-principal homes who are renting the entire house. We moved into the area to be part of a community not a hotel zone. We are a small development of currently less than 20 homes being occupied.
5. There is no information regarding a property manager posted on the property so we have no contact person in case of a problem.
6. The potential to have up to 10 people renting at one time is a concern for being a party house.





OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2023.022-TUP

FROM: Name: Michael & Diana Civitella
(please print)

Street Address: 2680 WORKMAN PLACE

Date: September 28, 2023

RE: Temporary Use Permit (TUP)
2710 Workman Place

My comments / concerns are:

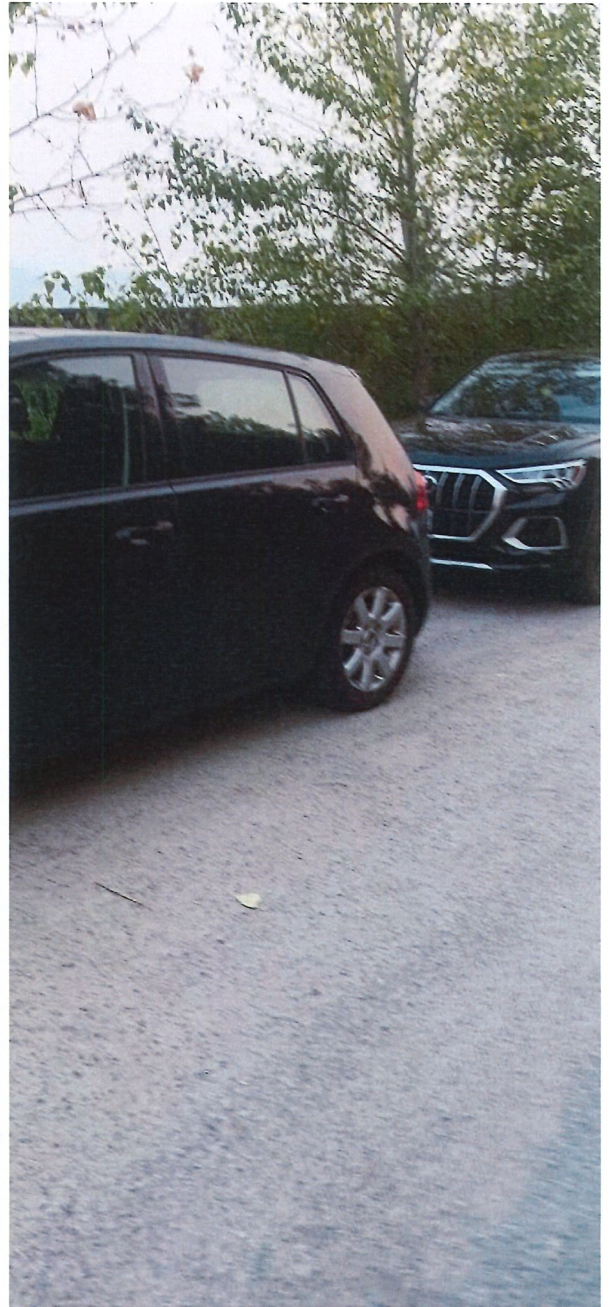
- I do support the proposed use at 2710 Workman Place.
- I do support the proposed use at 2710 Workman Place, subject to the comments listed below.
- I do not support the proposed use at 2710 Workman Place.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

We have already complained about this property and sent you pictures to show what was already happening. We totally object with the plans as they have no appropriate space to park. The original build was never design for this request. During this summer our lane was always used to park a number of cars. Also with no on-site supervision garbage was left all over the place after animals got into it. We sent pictures of this to you. Their visitors constantly use our property to turn around and affecting the road landscape. It seems there are too many of these requests and it will create more issues if the trend continues. A bed and breakfast motel could be more acceptable, otherwise you might as well approve building motels at least it could be better planned

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.

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Lauri Feindell

Subject: FW: TUP Referral (Project Mo. E2023.022-TUP)

From: Naramata Fire Chief <NaramataFC@rdos.bc.ca>
Sent: September 8, 2023 8:38 AM
To: Fiona Titley <ftitley@rdos.bc.ca>
Subject: RE: TUP Referral (Project Mo. E2023.022-TUP)

Hi Fiona,

This proposal doesn't affect our service.

Thanks 🙏

Dennis Smith * Fire Chief
Naramata Fire Department
ph.250 496-5319, cell. 250-462-5023
naramatafc@rdos.bc.ca



Ingrid + Ottmar Philipp
Workman Place
Naramata, BC V0H1N1

Regional District Okanagan - Similkameen
Att. Fiona Titley
101 Martin Street
Penticton, BC V2A5J9

RECEIVED
Regional District

SEP 25 2023

101 Martin Street
Penticton BC V2A 5J9

Saturday, September 23, 2023

Re: Temporary Use Permit (TUP) Application No. E2023.022-TUP

Dear Mrs. Titley,

We are writing to oppose above proposal on the following grounds:

- We lived in a neighbourhood with three vacation rental homes. Permanent infringements of community rules (excessive noise even after midnight, parking, stealing of firewood, dogs of leach, etc.) caused by large groups celebrating stag parties and even swinger parties lead to the residents suing the owners. After 9 years of legal battles the residents with a quorum of more than 75% against the vacation rental system succeeded in getting a favourable ruling by the judge against the owners of the rental units. The unit in question is planning to rent out five rooms. This is lending itself to a number very much suited for stag parties etc. As the owners are not present, there is no supervision in order to avoid unruly behaviour. The unit 2710 Workman Place is above us on higher grounds. Noise from there is travelling extremely well and appears to be even amplified.

- As the neighbour house 2720 Workman Place is already a vacation rental, this one in addition is also taking away the hope of building a neighbourhood based on permanent residents.

- To mitigate the impact of vacation rental homes it is advisable to reduce the maximum number of people/rooms to be rented out. Further, a minimum rental time of 4 weeks could be required, which would reduce the rotation of renters to maximum 12 a year.

We hope that the board will find a sound solution to this application and to the policy in regards to vacation rentals in general

Sincerely,

Ingrid & Ottmar Philipp





Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2023.022-TUP

FROM: Name: Norma Jo Ann Denslow
(please print)

Street Address: [redacted] Workman Pl. Maramata

Date: Nov 15, 2023

RE: **Temporary Use Permit (TUP)**
2710 Workman Place

My comments / concerns are:

- I do support the proposed use at 2710 Workman Place.
- I do support the proposed use at 2710 Workman Place, subject to the comments listed below.
- I do not support the proposed use at 2710 Workman Place.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

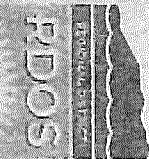
1 there is insufficient parking

2 neighbourhood doesn't need another rental property.

3 there have already been issues with garbage, dogs and parking

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Feedback Form

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OKANAGAN
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen FILE NO.: E2023-022-TUP

FROM: Diana + Michael Givitelis (please print)

Street Address: Workman Place

Date: November 30, 2023

RE: Temporary Use Permit (TUP)
2710 Workman Place

My comments / concerns are:

- I do support the proposed use at 2710 Workman Place.
- I do support the proposed use at 2710 Workman Place, subject to the comments listed below.
- I do not support the proposed use at 2710 Workman Place.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

Previous to our other comments we submitted we would like to re-iterate that there are not enough parking to accommodate this "vacation rental". We have already experienced the parking issue at 2710 Workman Place in the summer. Cars were parked on the road and blocking people from driving up + down the road. There is not enough space in their driveway to accommodate this. If they don't put their car there are stripping the garbage truck from entering to pick it up as this usage is for home. In addition, we had problems with garbage storage access for road.