

Lauri Feindell

Subject: FW: 6851 Indian Rock Rd. Naramata TUP Application

From: katherine Prosser

Sent: March 9, 2024 6:30 PM

To: Planning <planning@rdos.bc.ca>; Tim Donegan <tdonegan@rdos.bc.ca>

Subject: 6851 Indian Rock Rd. Naramata TUP Application

To Tim Donigan and RDOS Planning/Bylaw

There is a notice posted at 6851 Indian Rock Rd regarding a Temporary Use Permit. I have gone to the appropriate page on the RDOS website but the application is not posted.

I am curious how we can be directed to the RDOS site for more information yet the application in question is not posted. I would like to be informed once the application is posted so that myself and the entire Indian Rock community can submit a feedback form.

**I would like it noted that I did not receive a notice of the proposed development nor a variance application. I am aware of only one neighbour that did.

Consequently I am being extra vigilant this time around that the same lack of correspondence/inclusion does not occur with the Vacation rental request.

I have grave concerns regarding this property currently posted on AirBnB offering accommodation for 12 guests, 5 bedrooms and 8 bathrooms PLUS a trailer on beach. They are:

1. Adequate parking that does not block fire access to another 4 homes on that laneway
2. Adequate septic
3. Septic for Trailer (***)It was my understanding once a house was built on a lot of this size that the trailer must be removed)

Our community is residential and farming with more than half of us living here year-round, with jobs to do so there is a legitimate concern over renting to such large groups and the consequential noise. I believe there are multiple hydro meters on the property which seems to suggest renting multiple suites. Surely if this is the case it would be considered a hotel and if so I suspect an entirely different license, approval and permit process is required.

This permit request is the equivalent of a 'business proposal'. It will benefit one yet impact negatively so many more. It is a tragedy as well to the owners of 6857 Indian Rock Rd who's new personal use home now sits in the shadow of a massive building subject to motion detectors, run off, and potential septic leak, and now unreasonable tourist traffic. And I am curious about a septic permit issued by Interior Health that could sustain this amount of traffic given the limited space available and so close to the lake.

Please direct me and the community of Indian Rock to the formal channel for complaint and to the RDOS TUP application for this property to so that our concerns are heard.

Thank you

Kathi Prosser and Richard Hoffart

Lauri Feindell

Subject: FW: 6851 Indian Rock Road Development proposal

-----Original Message-----

From: Marion T
Sent: March 11, 2024 3:22 PM
To: Planning <planning@rdos.bc.ca>
Cc: Tim Donegan <tdonegan@rdos.bc.ca>
Subject: 6851 Indian Rock Road Development proposal

Hello-

As a neighbour of the property that is seeking a change of use from residential to high capacity seasonal recreational I echo the concerns (insufficient parking, septic capacity, flagrant disregard for bylaws and policies, etc) already expressed by those you've received from the Indian Rock community. It should be clear that a real breach of trust has occurred over the entire development process that has an otherwise independent and cooperative community in a state of distrust with the property owners and to a degree the planning system created to protect livable communities.

In addition to what's already been raised, the obvious significant impact will be noise. When the property in question and its directly adjacent property were under development, building designs, outdoor areas and view points were created on the understanding that both properties would be for residential use. With the proposed change in use at 6851 to allow 5 bedrooms of occupants to temporarily enjoy the house and land for vacationing, the negative noise impacts will be significant and unpleasant especially for those closest to the proposal. 5 bedrooms is considerably larger than most properties -here or anywhere- and use for vacationers borders on a commercial hotel.

I know that your department has received many complaints against the proposed use change so please don't feel like you have to reply to me, simply take our grave concerns as threats to our future enjoyment of this peaceful neighbourhood.

Thank you,
Marion Town & Steve Dankev

Lauri Feindell

Subject: FW: Temporary Use Permit

From: yvonnefox

Sent: Tuesday, March 12, 2024 7:20 AM

To: Jim Zaffino <jzaffino@rdos.bc.ca>

Subject: Temporary Use Permit

I do not support T.U.P at 6851 Indian Rock Road
Raymond Boyer

Lauri Feindell

Subject:

FW: Temporary use Permit

I do not support the temporary use permit posted for 6851 Indian Rock Road

Thanks

Rodger Fox

Lauri Feindell

Subject: FW: Temporary Use Permt

From: yvonnefox

Sent: Tuesday, March 12, 2024 7:13 AM

To: Jim Zaffino <jzaffino@rdos.bc.ca>

Subject: Temporary Use Permt

I do not support the application at 6851
Indian Rock road.
Yvonne Fox

Lauri Feindell

Subject:

FW: DENY TUP for 6851 Indian Rock Road

From: Angeli Gunn <

Sent: March 27, 2024 5:37 PM

To: Ben Kent <bkent@rdos.bc.ca>; Planning <planning@rdos.bc.ca>

Subject: DENY TUP for 6851 Indian Rock Road

Good afternoon Ben,

I have grave concerns over the proposed vacation rental at 6851 Indian Rock Road, and would like the application DENIED. Electoral Area "E" has had residents voicing their desire to OPT - IN to the Short Term Rental Act, but it seems that we did not OPT - IN last week, so I would like to express my concerns, and have them taken seriously.

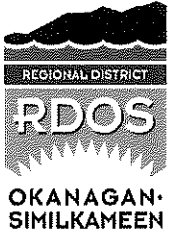
I live right next door to this unfortunate property, and I have a young child. The SAFETY and SECURITY of my child and my family are my top concerns if 6851 is granted permission to operate a short term rental. Penticton Police are 30 minutes away, at best, if it ever comes to that, but that would be too little, too late. This is creating massive anxiety and stress for me and my family, and I am PLEADING to you to not let it come to this worst-case scenario. The owners/applicants have destroyed any trust or credibility that once existed, and they don't see a need to build a fence for privacy, which then means the financial burden rests on us while they collect cash from their hotel "short term seasonal rental".

When they advertise a home that sleeps 12 people, I'm pretty confident it's going to be party central. So I'm calling bylaw enforcement with noise complaints all summer long? That would be unacceptable, just as I'm sure you would be less than thrilled if this was happening next door to you.

After witnessing the many corners that were cut during construction, I do not feel their septic is adequate to keep up to housing 12 individuals, as they are already experiencing issues with it and there is water draining down onto our property, which could impact our septic field and the foundations of our home.

There is also inadequate parking on the property, leading me to fear that there will be cars parked on our property or blocking the private drive that 5 homes on the road all need to use (Bal's house is closest to the main road, meaning the renters would most likely impede our access to that road). When an owner is living at the property, you can contact them to move a vehicle, however when renters are present, we wouldn't have their contact information, and I do not want to face the possibility that I or my elderly neighbours are blocked in the event of an emergency or otherwise.

Having all these additional renters throughout the season means increased traffic on the section of North Naramata Road, which presents an additional hazard to cyclists, pedestrians and wildlife -



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.:** E2024.006-TUP

FROM: Name: David A Davenport
(please print)

Street Address: _____

Date: April 4, 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

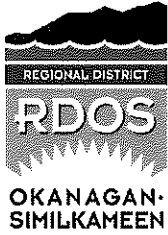
Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

[Empty box for comments]

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NOTE: All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



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.:** E2024.006-TUP

FROM: Name: Marion Town
(please print)

Street Address: _____

Date: April 6, 2023

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

This application should not be approved because it does not meet the important criteria of being the primary residence of the property owners/managment company, it appears they have several vacation properties already. The Indian Rock area is primarily owner occupied, and a supportive, respectful and connected community. The property owners of 6851 have shown disregard for adjacent home owners during the building of the uncharacteristically large building (which for all intents & purposes appears to have been built solely for income as vacation rental use.) With little care for neighbours or environment, they also have a residential trailer below in the foreshore of lake Okanagan, designated OCP Environmentally Sensitive. Such negligence in rental oversight will surely result in noise given the 5 bedrooms available for large parties.

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Lauri Feindell

Subject: FW: TUP Referral - 6851 Indian Rock Road | File No. E2024.006-TUP

From: Naramata Fire Chief <NaramataFC@rdos.bc.ca>

Sent: April 9, 2024 8:00 PM

To: Ben Kent <bkent@rdos.bc.ca>

Subject: Re: TUP Referral - 6851 Indian Rock Road | File No. E2024.006-TUP

Hi Ben,

This proposal won't affect our service.

Thanks

Dennis Smith, Fire Chief
Naramata Volunteer FD
naramatafc@rdos.bc.ca
250-462-5023

Lauri Feindell

Subject: FW: [External Email] - TUP Referral - 6851 Indian Rock Road | File No. E2024.006-TUP

From: Referrals <Referrals@fortisbc.com>

Sent: April 9, 2024 12:25 PM

To: Ben Kent <bkent@rdos.bc.ca>

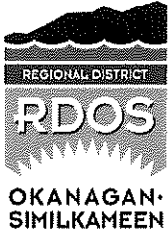
Subject: RE: [External Email] - TUP Referral - 6851 Indian Rock Road | File No. E2024.006-TUP

Fortis Property Referral #2024-437

Hello,

Please be advised FortisBC Energy Inc. has no concerns as we have no gas in this area.

Thank you,



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.:** E2024.006-TUP

FROM: Name: Jay Lewis
(please print)

Street Address: _____

Date: 12 April 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

This application should not be approved because it does not meet the important criteria of being the primary residence of the property owners/managment company, it appears they have several vacation properties already. The Indian Rock area is primarily owner occupied, and a supportive, respectful and connected community. The property owners of 6851 have shown disregard for adjacent home owners during the building of the uncharacteristically large building (which for all intents & purposes appears to have been built solely for income as vacation rental use.) With little care for neighbours or environment, they also have a residential trailer below in the foreshore of lake Okanagan, designated OCP Environmentally Sensitive. Such negligence in rental oversight will surely result in noise given the 5 bedrooms available for large parties.

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Lauri Feindell

Subject: FW: Deny TUP for 6851 Indian Rock Road
Attachments: E2024.006-TUP FEEDBACK.pdf

From: katherine Prosser
Sent: April 12, 2024 11:24 AM
To: Planning <planning@rdos.bc.ca>

Subject: Deny TUP for 6851 Indian Rock Road

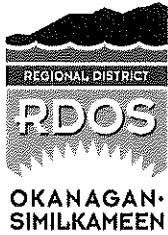
RDOS Directors

Our community was extremely disappointed in our Electoral Area E director's choice to vote against opting into the STR provincial program. But we are taking her follow up comments on faith that she is committed to keeping vacation rentals for actual residents and not speculators. Please look up and see that these property owners actually list their permanent residence as Calgary in spite of what their application says.

KEEP NARAMATA HOMES for community members and workers in need of accommodation not for people with no regard for their community or the fragility of the ecology they have chosen to build on.

Kathi Prosser and Rick Hoffart.

BLACK PINE VINEYARDS
KATHI PROSSER | OWNER



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.:** E2024.006-TUP

FROM: Name: Kathi Prosser
(please print)

Street Address: _____

Date: Apr 12 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

There are multiple reasons to deny this TUP application according to the Electoral E OCP Bylaw No. 3010, 2023. These are: 22.2 - Conflict of use - Indian Rock is largely full-time residents and this will be a high impact, owner absent STR business; 22.3 - Impact on natural environment & intensity of use - built with septic and solely lake water draw the 12 guests, 3 kitchens and 6.5 bathrooms will put pressure on all systems and neighbours; clearly with 12 guests and 6.5 bathrooms the impact on; the provision of fencing to address impacts on neighbour privacy issues - thus house received an easement on a false pretence and now with security cams, sensor lights, heat pumps and generator all sitting on the property line with the neighbour - a small family of 3; Availability of owner - no, they reside in Calgary; Provision of 1 parking space/bedroom - currently 2 parking spots but advertising 5 bedrooms and this home is the first on a private lane that 3 other homes access - additional cars would block emergency access to these homes. LASTLY - we know that once issued, if the rules are broken there is no one to police the situation so there will be no incentive to not fill the house.

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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.:** E2024.006-TUP

FROM: Name: Ginette Hulsmans
(please print)

Street Address: _____

Date: 11 April, 2024

RE: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at 6851 Indian Rock Road

I do not support the proposed use at 6851 Indian Rock Road

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

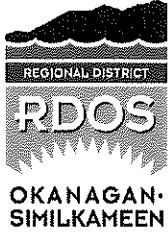
People will end up parking on the street which is already very narrow. This TUP essentially turns this property into a hotel. Protect our community and stop the commercialization. The owners do not even live there. Furthermore their original application was misleading as they stated it was for them to live in it as a single family dwelling. They have never lived in the house. Choosing instead to monetize it as a AirBnB.

If you must approve it, then add the following stipulations: 1) No street parking
2) No single groups larger than 4 people
3) No loud noise
4) Ensure one family member lives on site at all times to enforce rules and decency and neighbourliness.

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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.:** E2024.006-TUP

FROM: Name: Jay Lewis
(please print)

Street Address: _____

Date: 12 April 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

There are multiple reasons to deny this TUP application according to the Electoral E OCP Bylaw No. 3010, 2023. These are: 22.2 - Conflict of use - Indian Rock is largely full-time residents and this will be a high impact, owner absent STR business; 22.3 - Impact on natural environment & intensity of use - built with septic and solely lake water draw the 12 guests, 3 kitchens and 6.5 bathrooms will put pressure on all systems and neighbours; there is the potential for lake pollution from an over-capacity of the septic system, creating a health hazard, putting all homes in the area at risk; clearly with 12 guests and 6.5 bathrooms the impact on; the provision of fencing to address impacts on neighbour privacy issues - this house received an easement on a false pretence and now with security

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

see folk comments
↙

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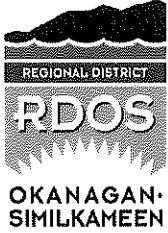
Name: Jay Lewis

Date: 12 April 2024

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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.:** E2024.006-TUP

FROM: Name: Larry Hulsmans
(please print)

Street Address: _____

Date: 11 April, 2024

RE: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at 6851 Indian Rock Road

I do not support the proposed use at 6851 Indian Rock Road

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

The property description shows parking for 6 vehicles. This is misleading. There is no way that garage can accommodate 2 vehicles side by side and the driveway would be hard pressed to accommodate 4 vehicles. People will end up parking on the street which is already very narrow. This TUP essentially turns this property into a hotel. Protect our community and stop the commercialization. The owners do not even live there. Furthermore their original application was misleading as they stated it was for them to live in it as a single family dwelling. They have never lived in the house. Choosing instead to monetize it as a AirBnB. Approve it with the following stipulations: 1) No street parking 2) No single groups larger than 4 people 3) No loud noise 4) Ensure one family member lives on site at all times to enforce rules and decency and neighbourliness.

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Lauri Feindell

Subject: FW: Feedback form to DENY support for E2024.006 TUP
Attachments: FeedbackForm A Gunn.pdf

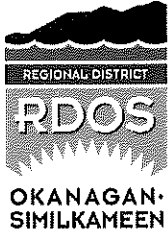
From: Angeli Gunn
Sent: April 12, 2024 7:13 PM
To: Planning <planning@rdos.bc.ca>; Adrienne Fedrigo <afedrigo@rdos.bc.ca>; Ben Kent <bkent@rdos.bc.ca>; Info E-Box <info@rdos.bc.ca>
Subject: Feedback form to DENY support for E2024.006 TUP

Hello all,

Here is my feedback form for the TUP application at 6851 Indian Rock Road.

I sincerely hope you take our concerns seriously, and you deny this application from individuals who falsely claim to be residents in Indian Rock.

Thank you for doing the right thing,
Angeli Gunn



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.:** E2024.006-TUP

FROM: Name: Angeli Gunn
(please print)

Street Address: _____

Date: April 12, 2024

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See next page for full letter.

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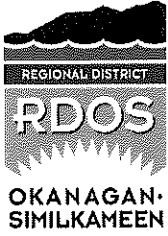
Name: Angeli Gunn

Date: 12 April 2024

Re: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are: I do not support the proposed use at 6851 Indian Rock Road

There are multiple reasons to deny this TUP application according to the Electoral E OCP Bylaw No. 3010, 2023. These are: 22.2 - Conflict of use - Indian Rock is largely full-time residents and this will be a high impact, owner absent STR business; 22.3 - Impact on natural environment & intensity of use - built with septic and solely lake water draw the 12 guests, 3 kitchens and 6.5 bathrooms will put pressure on all systems and neighbours; clearly with 12 guests and 6.5 bathrooms the impact on; the provision of fencing to address impacts on neighbour privacy issues - this house received an easement on a false pretense and now with security cams, sensor lights, heat pumps and generator all sitting on the property line with us, their neighbours next door. 3; Availability of owner - they DO NOT reside in Indian Rock; Provision of 1 parking space/bedroom - currently 2 parking spots but advertising 5 bedrooms and this home is the first on a private lane that 3 other homes access - additional cars would block emergency access to these homes. LASTLY - we know that once issued, if the rules are broken there is no one to police the situation so there will be no incentive to not fill the house.



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.:** E2024.006-TUP

FROM: Name: Graham Morton
(please print)

Street Address: _____

Date: April 12th 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**

6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

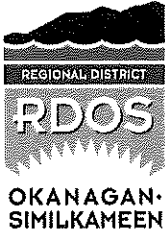
Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

As a neighbour to this property I do not wish to see it used as a short term rental. There is not adequate parking for their advertised 12 person accommodation. I do not believe they currently occupy the house as I walk by dog by daily and never see any activity other than the occasional contractor. There is only a one car garage and and a very small driveway so I do not know where all these guests are supposed to park. My concern would be with 12 people who are not residents could be a potential party house with nobody to police them should it get out of hand. Please do the right thing and do not approve this permit

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

NOTE: All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



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.:** E2024.006-TUP

FROM: Name: Kathi Prosser
(please print)

Street Address: _____

Date: Apr 12 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

There are multiple reasons to deny this TUP application according to the Electoral E OCP Bylaw No. 3010, 2023. These are: 22.2 - Conflict of use - Indian Rock is largely full-time residents and this will be a high impact, owner absent STR business; 22.3 - Impact on natural environment & intensity of use - built with septic and solely lake water draw the 12 guests, 3 kitchens and 6.5 bathrooms will put pressure on all systems and neighbours; clearly with 12 guests and 6.5 bathrooms the impact on; the provision of fencing to address impacts on neighbour privacy issues - thus house received an easement on a false pretence and now with security cams, sensor lights, heat pumps and generator all sitting on the property line with the neighbour - a small family of 3; Availability of owner - no, they reside in Calgary; Provision of 1 parking space/bedroom - currently 2 parking spots but advertising 5 bedrooms and this home is the first on a private lane that 3 other homes access - additional cars would block emergency access to these homes. LASTLY - we know that once issued, if the rules are broken there is no one to police the situation so there will be no incentive to not fill the house.

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NOTE: All representations will be made public when they are included in the Board Agenda.

File No. E2024.006-TUP

Name: Tim Gunn

Date: 13 April 2024

Re: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are: I do not support the proposed use at 6851 Indian Rock Road

There are multiple reasons to deny this TUP application according to the Electoral E OCP Bylaw No. 3010, 2023. These are: 22.2 - Conflict of use - Indian Rock is largely full-time residents and this will be a high impact, owner absent STR business; 22.3 - Impact on natural environment & intensity of use - built with septic and solely lake water draw the 12 guests, 3 kitchens and 6.5 bathrooms will put pressure on all systems and neighbours; clearly with 12 guests and 6.5 bathrooms the impact on; the provision of fencing to address impacts on neighbour privacy issues - this house received an easement on a false pretense and now with security cams, sensor lights, heat pumps and generator all sitting on the property line with us, their neighbours next door. 3; Availability of owner - they DO NOT reside in Indian Rock; Provision of 1 parking space/bedroom - currently 2 parking spots but advertising 5 bedrooms and this home is the first on a private lane that 3 other homes access - additional cars would block emergency access to these homes. LASTLY - we know that once issued, if the rules are broken there is no one to police the situation so there will be no incentive to not fill the house.

Lauri Feindell

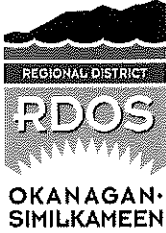
Subject: FW: TUP 6851 Indian Rock Road

From: yvonnefox
Sent: April 12, 2024 6:52 PM

Subject: TUP 6851 Indian Rock Road

I strongly oppose to the Temporary Use Permit. We have a fragile eco system here in Indian Rock. The idea of having a boutique hotel with up to 12 guests per night would bring in watercraft bringing in invasive species including milfoil, mussels, and other harmful elements. Our grandchildren swim off the shore. All residents respect and are mindful of kayaks, paddle boards, and swimming children. Temporary renters who are not mindful of our neighborhood pose a significant risk to our families. Most residents on the lake use lake water. Pumps are submerged. Damage to pumps can be catastrophic, leaving a household without water for days if not weeks. Parking is a huge issue. Throughout the build contractors parked on the street. This has caused erosion, and damage to the road itself. If guests park on the private road, it would block emergency services access. Another problem as residents are elderly. Neighbours who do rent out space in their homes are permanent residents. If there is an issue with renters, a phone call would resolve the issue. To date I have never had to make that call. This is not a good fit for our small residential community.

Yvonne Fox
Rodger Fox
Raymond Boyer



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.:** E2024.006-TUP

FROM: Name: Allen Davenport
(please print)

Street Address: _____

Date: April 13, 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

Parking and roadway hazard. The parking for this small hotel will have to spill onto the rural road just as it makes a sharp corner. The risk of pedestrian and vehicular accidents will increase sharply and this is unacceptable to both the seasonal and full time residents of this community. The liability for these inevitable accidents can be prevented with a denial of this TUP. It is clear that any new roadway parking restrictions would be ignored. Furthermore, I agree with the established neighborhood consensus condemning this rental property as completely out of place for a quiet rural community made up of an increasing percentage of year round residents. It belongs in a high traffic, high capacity resort complex and this TUP application is contrary to wishes of the vast majority of Indian Rock residents.

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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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.:** E2024.006-TUP

FROM: Name: Bryan Kneller
(please print)

Street Address: _____

Date: April 13, 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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. An access road fronts this property providing access to my house and 3 neighbouring houses. Given the number of suites listed in the application and on the Airbnb site I have concerns as to where tenants will be parking due to the limited space and the potential to block access for myself and emergency vehicles should they need to attend to any of the residents along the access road.
2. Given the proximity to the lake, I am also concerned on the adquacy of the septic system and the potential for the system to be overloaded given the number of suites within the house. As well I am concerned on the potential impact of a future domestic well planned for my property with an improperly designed septic system.

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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.:** E2024.006-TUP

FROM: Name: Carrol Kneller
(please print)

Street Address: _____

Date: April 13, 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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 built our retirement home at Indian Rock and have enjoyed this quiet, respectful wonderful neighbourhood and are concerned with the potential disruption that may occur.

1. Our house and 3 neighbouring houses have access to Indian Rock Road via a laneway that crosses directly in front of the applicants rental property. With this being our only access, I have concerns with the potential blocking of access for us, our neighbours and emergency response vehicles, as I do not believe there is adequate parking available.
2. Our house is supplied with water from a drilled well, and given the number of suites and guests that would be renting there, I am concerned with the adequacy of the septic system at the applicants property and the risk of contamination.

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Lauri Feindell

Subject: FW: File No: E2024.006-TUP
Attachments: FeedbackForm- Peat.pdf

From: gail peat
Sent: April 13, 2024 5:45 PM
To: Planning <planning@rdos.bc.ca>; Adrienne Fedrigo <afedrigo@rdos.bc.ca>; Ben Kent <bkent@rdos.bc.ca>; Info E-Box <info@rdos.bc.ca>
Subject: File No: E2024.006-TUP

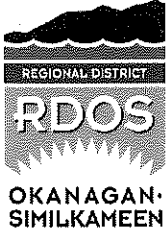
Re: 6851 Indian Rock Road

We are extremely disappointed with our Electoral E Director - Adrienne Fedrigo's - choice to not opt in to the Provincial STR legislation. We paid attention to her comments post vote and hope she is true to her word, that the TUP process is set up to protect and invigorate the community not kill it. Here is a chance for the RDOS to stand up to this promise.

Please deny this TUP application as it is not a family home as they state. It is a business venture where only the owners benefit. It will benefit one and impact an entire community of people who live and work here.

We are a vineyard and have worked very hard for this community. Please respect this.

Grady and Gail Peat



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.:** E2024.006-TUP

FROM: Name: Grady and Gail Peat
(please print)

Street Address: _____

Date: April 13, 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

I am opposed to this TUP. This is a predominantly residential neighbourhood with some small, owner occupied STR all of which are harmonious with the environment and community. This business driven building boasting accomodation for 12 guests, 3 kitchens and 7 bathrooms is more boutique hotel then an owner operated bed and breakfast. Parking is an issue as the house can accomodate only 2 cars and sits at the head of a private lane accessed by 4 other homes all of which would be a safety/emergency risk with illegal parking. Indian Rock Rd is a narrow windy road with no shoulder. The impact of 12 guests using 7 bathrooms & 3 kitchens is unreasonable especially in summer when drought is a constant threat. The home, built to the lot line, poses privacy issues for its neighbour a young family of 3.

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Lauri Feindell

Subject: FW: File No E2024.006-TUP
Attachments: FeedbackForm-Gladstone.pdf

From: Jan Gladstone
Sent: April 13, 2024 11:25 AM
To: Adrienne Fedrigo <afedrigo@rdos.bc.ca>; Planning <planning@rdos.bc.ca>
Subject: File No E2024.006-TUP

Some people who received this message don't often get email from [Learn why this is important](#)

As per the attached Feedback Form, I DO NOT support the proposed use at 6851 Indian Rock Road for Vacation Rental Use.

Jan Gladstone

Слава Україні! Героям Слава!

Glory to Ukraine! Glory to the Heroes!



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.:** E2024.006-TUP

FROM: Name:
(please print)

Street Address:

Date:

RE: Temporary Use Permit (TUP) - Vacation Rental Use

My comments / concerns are:

I do support the proposed use at

I do not support the proposed use at

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

While I am not against STR in the Indian Rock area, I am against a boutique hotel posing as a home - 12 guests, 5 bedrooms, 3 kitchens and 6.5 bathrooms is outrageous. The impact on our fragile ecosystem where we are all on septic and the lake is our only source of water. The applicant's letter states there are 5+ summer rentals on the street which is untrue. Every home on Indian Rock and the North end of Naramata Rd (considered Indian Rock) is owner occupied with the exception of a tiny cottage on the water. A key thing to consider is impact - the two rentals on our rd are small - 1 bathroom, and sleep 4 tops. And, the owners are present. The second key factor is parking. With 12 guests assuming the house is full there are only 2 parking spaces and the house is the first on a private lane that 3 other homes access - emergency access would be impeded. Even if the applicant is granted a TUP with a limit of 5 guests, once up and running it will be full and no one to police this. In addition, the road infrastructure north of the Chute Lake turn off is extremely poor, no centre line, and the portion of Indian Rock Road is extremely twisty with unmarked switchbacks and no concrete barricades. It is treacherous for locals at the best of times and such a big increase in traffic will make it downright dangerous.

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File No. E2024.006-TUP

Name: Marjorie Ross

Date: 13 April 2024

Re: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are: I do not support the proposed use at 6851 Indian Rock Road

There are a number of reasons to deny this TUP when considering the Electoral E OCP Bylaw No. 3010, 2023. My concerns are:

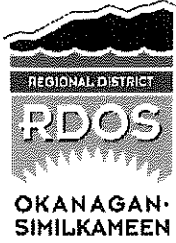
22.2 - Conflict of use - Indian Rock is largely full-time residents and this will be a high impact, owner absent STR business given the number of rooms it intends to rent out. Concerns rise about noise level in the area and the precedent it sets for the Indian Rock community.

22.3 - a) Impact on natural environment & intensity of use - built with septic field and solely lake water draw, the 10 guests, 3 kitchens and 6.5 bathrooms will put pressure on all systems and neighbours; of particular concern is the septic system and whether it will be able to adequately handle the pressure given the topography. b) The provision of fencing to address impacts on neighbour privacy issues. Will this be required by the owners? This house received an easement which resulted in it significantly encroaching on the neighbouring property to the north. I understand that there are security cams, sensor lights, heat pumps and generator all sitting on the property line with the neighbour - a small family of 3. It is a shame this was allowed and is of great concern.

c) Availability of owner - This is not clearly stated. Apparently the owners reside in Calgary.

d) Provision of 1 parking space/bedroom - currently 2 parking spots at ground level within a round level garage included within the building. The plan shows additional parking spots but I question if there is adequate space for these. This home is the first on a private lane that 3 other homes access - additional cars could block emergency access to these other homes. It is also on a corner and so any street parking would pose a safety risk.

Lastly, It is very concerning and disturbing that this dwelling was allowed to be built. It is very oversized for the sight. My understanding is that the original building permit issued was for a modest 3 bedroom bungalow but somehow a 3 story, 5 bedroom, 6.5 bathroom, 9000 square foot building allowed.



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.:** E2024.006-TUI

FROM: Name: Nicole Adrienne Taylor
(please print)

Street Address: _____

Date: April 12, 2024

RE: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

This TUP should be denied due to the following: Conflict of use - Indian Rock is largely full-time residents and this will be a high impact, owner absent STR business. While there are 3 other STR on the street, two are owner occupied and the other is a tiny cottage that accommodates 4 at most. In all 3 cases the impact on the environment & intensity of use is minimal. All homes here are built with septic and lake water draw. This 12 guest, 3 kitchen and 6.5 bathroom home will put pressure on those systems. The owner resides in Calgary so will not be easily available for noise, party control. There are only 2 parking spots for an advertised 5 bedrooms and this home is the first on a private lane that 3 other homes access - additional cars would block emergency access to these homes. Please deny this application.

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Lauri Feindell

Subject: FW: Feedback form to DENY TUP E2024.006
Attachments: FeedbackForm T Gunn.pdf

To whom it may concern,

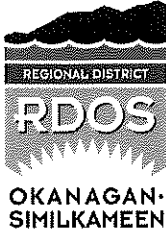
Building homes in desirable vacation destinations to be used as Airbnb rentals is good business these days. Bal and Anoop Arneson run several of these properties. Good for them.

But that is not the story they told to us, their future neighbors - or the RDOS. A "modest 3 bedroom bungalow", - Bal told us she was retiring here. Now Anoop is saying she is going to live at Indian Rock. Bal and Anoop are building commercial properties in residential neighborhoods. They have no intention of living in Indian Rock. We want full time neighborhoods that we build a community with. Unregulated, unmonitored commercial properties come with a cost. Is the RDOS prepared to manage and enforce ongoing complaints coming from this venture?

Please deny the application.

Sincerely,

Tim Gunn



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.:** E2024.006-TUP

FROM: Name: Tim Gunn
(please print)

Street Address: _____

Date: April 12, 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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There are multiple reasons to deny this TUP application according to the Electoral E OCP Bylaw No. 3010, 2023. These are: 22.2 - Conflict of use - Indian Rock is largely full-time residents and this will be a high impact, owner absent STR business; 22.3 - Impact on natural environment & intensity of use - built with septic and solely lake water draw the 12 guests, 3 kitchens and 6.5 bathrooms will put pressure on all systems and neighbours; clearly with 12 guests and 6.5 bathrooms the impact on; the provision of fencing to address impacts on neighbour privacy issues - this house received an easement on a false pretense and now with security cams, sensor lights, heat pumps and generator all sitting on the property line with us, their neighbours next door. 3; Availability of owner - they DO NOT reside in Indian Rock; Provision of 1 parking space/bedroom - currently 2 parking spots but advertising 5 bedrooms and this home is the first on a private lane that 3 other homes access - additional cars would block emergency access to these homes. **LASTLY - we know that once issued, if the rules are broken there is no one to**

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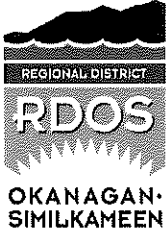
There are multiple reasons to deny this TUP application according to the Electoral E OCP Bylaw No. 3010, 2023. These are: 22.2 - Conflict of use - Indian Rock is largely full-time residents and this will be a high impact, owner absent STR business; 22.3 - Impact on natural environment & intensity of use - built with septic and solely lake water draw the 12 guests, 3 kitchens and 6.5 bathrooms will put pressure on all systems and neighbours; clearly with 12 guests and 6.5 bathrooms the impact on; the provision of fencing to address impacts on neighbour privacy issues - this house received an easement on a false pretense and now with security cams, sensor lights, heat pumps and generator all sitting on the property line with us, their neighbours next door. 3; Availability of owner - they DO NOT reside in Indian Rock; Provision of 1 parking space/bedroom - currently 2 parking spots but advertising 5 bedrooms and this home is the first on a private lane that 3 other homes access - additional cars would block emergency access to these homes. LASTLY - we know that once issued, if the rules are broken there is no one to police the situation so there will be no incentive to not fill the house.

Lauri Feindell

Subject: FW: 6851 Indian Rock Road please Deny Tup
Attachments: FeedbackForm.pdf

I am a full time resident of Indian Rock Rd. I am asking for this TUP to be denied. There are many reasons to deny this, but have kept my request brief. This massive mini apartment building of 9500 square feet and has already made an impact on this community. Once it is fully running as a boutique hotel, what happens to our rights? Most of us moved here without concern that a situation like this would happen because we believed there were laws in place to protect us from this. I hope there are enough facts in place to deny this TUP.

Regards,
Colleen Morton



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.: E2024.006-TUP

FROM: Name: Colleen Morton
(please print)

Street Address: _____

Date: April 14 2024

RE: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are:

- I do support the proposed use at 6851 Indian Rock Road
- I do not support the proposed use at 6851 Indian Rock Road

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

- I do not support this TUP application. I am extremely concerned about respect and following written Bylaws. Who will enforce when rules are broken. This is a community where most are fulltime here. These people do NOT live here. We walk by this home every day.

- This is a negative impact on the environment and the community. Septic & water intake from the lake will be extreme with 6.5 Bathrooms, 3 Kitchens, 3 Bars (mini Kitchen) 2 laundry rooms. To go from the original intent on this build is concerning. Septic is an issue currently.
- Other rentals in which this one has been compared, the owners live in the community.
- People have lost their privacy, surveillance cameras, spotlights around home left on all night. 12 guests or more? rules? will they be followed? Where do they all park? With the added traffic, how safe is it to walk on the roads. if cars are blocking who polices this? These are concerns and safety issues. Please do not approve.

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

NOTE: All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



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.: E2024.006-TU

FROM: Name: DAVE RAWLYK
(please print)

Street Address: _____

Date: APRIL 13, 2024

RE: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at 6851 Indian Rock Road

I do not support the proposed use at 6851 Indian Rock Road

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 DO NOT SUPPORT THIS TUP. FOR ALL INTENTS AND PURPOSES, IT IS A HOTEL, AND HOTELS ARE NOT A PERMITTED USE IN INDIAN ROCK. RESIDENTS OF THIS AREA ENJOY IT FOR ITS QUIET, PEACEFUL VIBE - HAVING A LARGE 'HOTEL' IN THE MIDDLE IS COMPLETELY OUT OF CHARACTER WITH NEIGHBOURING PROPERTIES. WE DO NOT WANT INDIAN ROCK TURNED INTO A ROWDY PARTY ZONE. TRAFFIC AND PARKING WILL ALSO BE A MAJOR CONCERN. SEPTIC STRESS IS ALSO A CONCERN. PLEASE DENY.

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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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.:** E2024.006-TUP

FROM: Name: J. L. A. D. SMITH
(please print)

Street Address: _____

Date: April 13/2024

RE: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Rd

My comments / concerns are:

I do support the proposed use at 6851 Indian Rock Rd

I do not support the proposed use at 6851 Indian Rock Rd

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

Parking for guests is inadequate on site - road very narrow - exit situated on dangerous curve so street parking is dangerous. - people not familiar with area can potentially pose a serious fire risk - parties and loud noise levels not suitable for that particular area.

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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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.:** E2024.006-TUP

FROM: Name: Megan Holley
(please print)

Street Address: _____

Date: April 13/2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

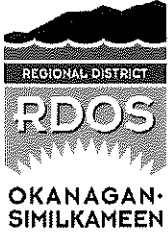
Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

There has already been numerous problems with the building of this home. The issues that are a big concern is the size of the home (bedrooms) vs amount of parking. As well it's on a small through road to other properties so no room for parking on the road. The impact on the environment, septic system, water etc with having a home with 5-6 bedrooms and a bunch of washrooms. This home towers right over the neighbours home now, this would be frustrating enough if there was an owner there but now to have multiple guests come and go will not be fair for the neighbours. (as well as the security camera that is now up on a post out by the main road)
~~The owner is not in this area and we live far from fire police etc so there will be little help~~

Feedback Forms must be completed and returned to the Regional District *if there is a problem with guests.* prior to the Board meeting where the TUP will be considered.

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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.:** E2024.006-TUP

FROM: Name: Dan & Sheanne Moskaluk
(please print)

Street Address: _____

Date: 2024-04-12

RE: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at 6851 Indian Rock Road

I do not support the proposed use at 6851 Indian Rock Road

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

As longtime permanent residents of Indian Rock living on Indian Rock Road above the property seeking this license, the construction of this oversized over height home for which variances were granted regardless of the objections from all residents of Indian Rock, now leave our neighbourhood with a commercial type purpose-built home which is 14 ft over height (boutique hotel structure). This was never built to be a private residence as it was purported to be intended, when we were contacted by the owner Bal Arneson. Ms. Arneson stated that the house being built was for her daughter to move into and reside in permanently, and raise many grandchildren.

Since the completion of 6851 Indian Rock Rd, neither Bal Arneson nor her daughter have moved into the home, well over 4 months since completed. Upon its completion and as anticipated, the home was immediately listed on Air BnB as a 9,500 sqft, 10 guest capacity with 5 bedrooms, 6.5

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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the complaints or concerns. Her lack of consideration to the community, leaves us with the only conclusion that this will be amplified when she becomes an offsite operator of an STR.

The reasons to deny this TUP application according to the Electoral E OCP Bylaw No. 3010, 2023 are numerous. These are: 22.2 - Conflict of use - Indian Rock is largely full-time residents and this will be a high negative impact, in which the owner will be absent and operating a STR business from a distant city, (resides in Vancouver).

To date and for well over 10 years Indian Rock Road has only two STR properties, contrary to the false statement made by Bal Arneson to the RDOS, in her rational for her permit stating that there are 5 STR properties on Indian Rock Rd.

In current operation are:

1-Operated at 6900 Indian Rock Rd single level home approx. 2,000 sqft, (6 persons occupancy) one kitchen, 2.5 bathroom with owners living on site in a second dwelling.

2-Operated at 219 Somerset Lane single level cabin approx. 600 sqft, 2-4 persons occupancy, 1 kitchen, 1 bathroom with owners with more than 30 yrs of responsible off site STR management.
22.3 - Impact on natural environment & intensity of use - built with septic and solely lake water draw, the 10-12 guests, 3 kitchens and 6.5 bathrooms dwelling will put pressure on all systems and neighbours; there is the potential for lake pollution from an over-capacity of the septic system, creating a health hazard, putting all homes which draw water from the lake, including our own at risk, including the environment itself.

A neighbouring property has already witnessed septic water seepage and surface water run off onto his property earlier in the Spring, at a time when there was next to zero occupancy, it leaves to question what will be the effects once it is operated at the sought occupancy capacity. Compared to the recently built two homes next to Ms Arneson's dwelling, the engineering and design of the septic system on her property given that the structure sits extremely close to the steep embankment to the lake is vastly inferior to those next to her.

Clearly with 12 guests, 3 kitchens, 3 floors with large exterior balconies and 6.5 bathrooms the impact on; the lack of provisions or planning for fencing to address impacts on neighbour privacy issues - this house received a setback easement on a false pretense and now with security cams, excessive number of exterior sensor lights, heat pumps and generator all sitting on the property line and site line with the neighbour - a small family of 3, the negative impact on the lawful and peaceful enjoyment of their property will be high. Contrary to her initial statement that she would erect a fence, she advised the neighbor to install one himself if he so wished.

Again contrary to statements made by Bal Arneson and her advertising on Airbnb, the property has only a single car garage, and two parking spaces on the property. Provision area supposed to be for 1 parking per space/bedroom, although advertising 5 bedrooms.

This house is the first on a private lane that 4 other homes access - additional cars parked on the narrow access road (zero shoulder area) will negatively impact access to these other homes. This has already occurred with construction vehicles where there were numerous incidents of the lane being blocked. During one instance a neighbour had a guest in a wheelchair whose vehicle was unable get past the parked construction vehicles impeding their depart on schedule. In cases of emergencies, vehicles parked off of the property could have a dangerous impact on ease of access to the neighbouring homes. Parking on Indian Rock Road in the immediate area of the property have also negatively impacted residents and boat launch users during the construction phase of the dwelling. I personally had to approach contractors on at least 4 separate occasion asking them to move their vehicles due to them being parked on the travelled portion of the road blocking vehicles from going north or southbound on Indian Rock Rd.

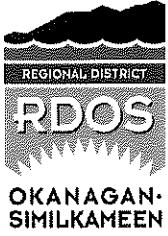
Given the distance to Indian Rock, our emergency responder agencies are already challenged with the distance to their destination to respond, and we certainly cannot afford to waste time in an emergency because of overflow parked vehicles from this property blocking access. The Naramata Fire Dept and RCMP use the Somerset Lane boat launch, which is south of the property and could have access in and out of the area hampered by overflow parked vehicles from this property on Indian Rock Rd. In addition to blocking access to emergency vehicles on the communal access road to the 4 residences.

Given the lacking resources at RDOS for enforcement and the low priority nature of the possible bylaw or other mischief nuisance infractions in the eyes of Police we know that if a license is the lack of response and enforcement there will be no incentive for Ms Arneson to not fill the house.

By the RDOS permitting Ms Arneson to go ahead with the multiple changes she made during the submission of her plans which initially was claimed to be a single-family bungalow have turned the dwelling into a commercial size and purpose-built structure that is now a "White Elephant", to which many of the current residents believe will be an ongoing problem and negatively impact the lawful and peaceful enjoyment of our properties and devalue our homes for years to come.

An STR property with this occupancy capacity operated by an offsite owner is not in line with the community that we currently have, enjoy and wish to conserve.

Dan & Sheanne Moskaluk



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.:** E2024.006-TUP

FROM: Name: Stefanie Gale
(please print)

Street Address: _____

Date: April 15, 2024

RE: Temporary Use Permit (TUP) - Vacation Rental Use
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at 6851 Indian Rock Road

I do not support the proposed use at 6851 Indian Rock Road

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

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

NOTE: All representations will be made public when they are included in the Board Agenda.

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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.:** E2024.006-TUP

FROM: Name: Graham Morton
(please print)

Street Address: _____

Date: April 12th 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

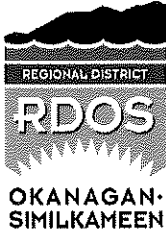
Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

As a neighbour to this property I do not wish to see it used as a short term rental. There is not adequate parking for their advertised 12 person accommodation. I do not believe they currently occupy the house as I walk by dog by daily and never see any activity other than the occasional contractor. There is only a one car garage and and a very small driveway so I do not know where all these guests are supposed to park. My concern would be with 12 people who are not residents could be a potential party house with nobody to police them should it get out of hand. Please do the right thing and do not approve this permit

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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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.:** E2024.006-TUP

FROM: Name: Jeffrey Murton
(please print)

Street Address: _____

Date: 25 April 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**
6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

I oppose the Vacation Rental application at 6851 Indian Rock Road because of the lack of side-by-side parking. While the owner's application shows 6 spaces, only two have direct street access. The additional four spaces are behind the two spaces. The remaining front yard looks unsuitable for parking as it's where the septic field is located. The owners should have considered this when locating their rental home on a narrow, steeply sloping property and created a better parking plan that what is being proposed as suitable for vacation rental. All the off-street parking spaces should have direct access to the street; otherwise, the shuffling of cars into the street creates a high likelihood of accidents on Indian Rock Road. Why is the RDOS considering this 5-bedroom Vacation Rental application when there is not enough accessible parking to satisfy the likelihood of 5 or more vehicles needing room

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

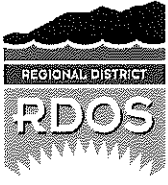
NOTE: All representations will be made public when they are included in the Board Agenda.

see attached

I oppose the Vacation Rental application at 6851 Indian Rock Road because of the lack of side-by-side parking. While the owner's application shows 6 spaces, only two have direct street access. The additional four spaces are behind the two spaces. The remaining front yard looks unsuitable for parking as it's where the septic field is located. The owners should have considered this when locating their rental home on a narrow, steeply sloping property and created a better parking plan than what is being proposed as suitable for vacation rental. All the off-street parking spaces should have direct access to the street; otherwise, the shuffling of cars into the street creates a high likelihood of accidents on Indian Rock Road. Why is the RDOS considering this 5-bedroom Vacation Rental application when there is not enough accessible parking to satisfy the likelihood of 5 or more vehicles needing room to leave independently?

We had a successful TUP Vacation Rental Application in 2023 and were told that no

end-on-end parking behind other spaces would be considered. Each parking space needs to have direct access to the street. It should be expected that the guests renting the home will have additional visitors so that the available on-site parking will be exceeded, and the overflow cars on an already narrow street will further inconvenience the neighbours.



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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.:** E2024.006-TUP

FROM: Name: Bryan & Carrol Kneller
(please print)

Street Address: _____

Date: July 15, 2024

RE: **Temporary Use Permit (TUP) - Vacation Rental Use**

6851 Indian Rock Road

My comments / concerns are:

I do support the proposed use at **6851 Indian Rock Road**

I do not support the proposed use at **6851 Indian Rock Road**

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

The short term renters/guests have continued to restrict the access road due to the limited number of parking spots available on the property, having to park along the access road. This road is the only means of access for the residents and emergency vehicles of the 4 other properties, which is a primary concern for us.

Given the proximity to the lake and the number of people using the rental, we are concerned with the adequacy of the septic system, as we have experienced sewage odors during the past 3 months.

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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