



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

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

TO: Regional District of Okanagan-Similkameen

FILE NO.: E2026.028-STR

FROM: Name: Chris Sutherland, Harvest Sutherland, Family

(please print)

Street Address: [REDACTED]

**RE: Short-Term Rental Accommodation (STR) Permit Application
640 Boothe Road**

My comments / concerns are:

- ☐ I do support the proposed STR use at 640 Boothe Road.
- ☒ I do not support the proposed STR use at 640 Boothe Road.

Please provide any comments you wish the Board to consider:

We respectfully ask Administration to ensure the Board has the complete compliance and enforcement history relevant to this applicant before considering the application, including any prior direction to Joan Denroche concerning the authorization or licensing of short-term or other transient accommodation, and to confirm the objective evidence upon which the principal-residence requirement has been satisfied.

Feedback Forms must be submitted to the RDOS office by **September 10, 2026**.

All representations, including names, will be made public if and 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: Corporate Officer, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

September 9, 2026

Re: E2026.028-STR — 640 Boothe Road, Naramata

Dear Chair, Directors and Administration,

I grew up in Naramata and attended the school here (when there were so many young families that we needed 'portables' on the school field to accommodate all of the children!). I moved back in [REDACTED] to purchase a home with my wife and raise our family here. [REDACTED]

We understand and embrace that tourism is part of Naramata, and we are not opposed to responsible short-term rentals. [REDACTED] is our full-time, and only, residence.

We are opposed to E2026.028-STR — 640 Boothe Road, Naramata.

The application for short-term rental at 640 Boothe Road, next to us, has been presented in a narrow scope: as an individual seeking approval for a small, two-person STR at what is stated to be her principal residence.

In fact, **640 Boothe Rd operates publicly as Playlist Lavender Farm and Guesthouse**, part of an established and integrated commercial tourism operation involving a storefront, guest accommodation, events, tours, vacation-rental advertising and a significant history of guest reviews across multiple platforms.

In the **Rationale** submitted with the application, the applicant describes residing at 640 Boothe from April to November "... to run the farm, the Airbnb and participate weekly in the Penticton Farmers Market," directly linking her seasonal presence to operation of the business. Our observations similarly support intermittent, seasonal presence. Title for 640 Boothe Rd. lists a residential mailing address in Whistler, BC.

Over time, specific activities associated with this tourism operation have affected our property and residential use — including events, camping, transient visitors entering our property, and commercial RV accommodation that ultimately required our family to engage RDOS bylaw enforcement. We have already experienced transient accommodation, noise that carries due to the geography of the parcel, unknown visitors entering our property, and an RDOS enforcement process that required us to repeatedly document activity before it could be addressed.

RDOS File #4647 specifically investigated commercial overnight accommodation operated by Joan Denroche. RDOS addressed the use under its Vacation Rentals Enforcement Policy and proceeded with a 30-day voluntary compliance period in September 2025 because the activity was understood to be "winding down rather than expanding." We recognize that Joan Denroche conducted the investigated activity on an adjoining legal parcel. We raise it because Playlist functions publicly as an integrated

tourism operation across both parcels. We do not suggest the parcels are legally one or make any claim as to the authorization status of the guesthouse operation Joan Denroche operated during the same period; however, the operating and compliance history of the applicant is relevant.

The distinction matters: a Naramata resident renting their home is different than an expanding business with compliance history seeking discretionary authorization for short-term rental accommodation. We respectfully ask the Board to consider the whole picture — not only the question of principal residence, but Joan Denroche's commercial operation of Playlist Lavender Farm and Guesthouse, the documented operating and compliance history, and the impacts already experienced by neighbouring residents.

For our family and for Naramata, the purpose of considering compatibility before approval is to prevent foreseeable impacts — not leave neighbours to experience, document and repeatedly report them after the fact. Specific activities undertaken by Joan Denroche in connection with this business have affected our property and led us to raise concerns with the appropriate authorities. We have relied on those authorities to independently determine if the activities were permitted.

In this case, the Board does not have to speculate about compatibility. It has the benefit of prior experience.

We respectfully ask that E2026.028-STR be denied.

Chris Sutherland & Family

