



# 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](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** H2023.031-TUP

**FROM:** Name: JORDAN MARLOWE  
(please print)

Street Address: [REDACTED]

Date: NOVEMBER 15 2023

**RE: Temporary Use Permit (TUP)  
221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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 SHORT TERM RENTALS IN THIS AREA AS IT CAUSES ISSUES SUCH AS VANDALISM AND THEFT. PEOPLE THAT USE SHORT TERM RENTALS DO NOT HAVE THE SAME CARE FOR THE COMMUNITY AS THE LOCAL OWNERS OF THE SURROUNDING PROPERTIES.

THIS ALSO BRINGS MORE TRAFFIC TO THE AREA (SMALL COMMUNITY) WITH KIDS ALL OVER THIS WILL CREATE A LESS SAFE ENVIRONMENT FOR THEM. ALSO WILL REQUIRE MORE ROAD MAINTENANCE AS THERE WILL BE A LARGER VOLUME OF TRAFFIC TO AN ALREADY DETERIORATING ROAD.

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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**TO:** Regional District of Okanagan Similkameen **FILE NO.:** H2023.031-TUP

**FROM:** Name: KEITH + LORI McCURRY  
(please print)

Street Address: [REDACTED]

Date: Nov. 15, 2023

**RE:** **Temporary Use Permit (TUP)**  
**221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
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PLEASE SEE ATTACHED

THANK YOU.

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**November 15, 2023**

**RE: Temporary Use Permit (TUP) – 221 Prospect Drive File No. H2023.031-TUP**

We strongly **DO NOT SUPPORT** this application for temporary use at 221 Prospect Drive.

We have been property owners at 165 Prospect Drive for over 8 years and 90% full-time residents.

This property, 221 Prospect Drive application date is noted as September 2023 however this property has been continually rented since they purchased it without proper approval and inspections.

The owners of this property are what appear to be investment seekers and are new to the community and are rarely at the property.

We as owner occupants have built a community that respects each other and have adopted community etiquette/common sense approach to ensure safety and enjoyment for all. Sadly, this has not been adopted by the property owners and their renters.

We have many concerns with regards to the renting of this property as we are neighbors of this property and have been impacted negatively.

One concern is the owners do not reside in the Okanagan Similkameen district should an emergency occur. Nor do they have a paid emergency contact in the community. This burden should not be put on the rest of the community to oversee and maintain their renters.

- **Unconfirmed reports that the septic tank on their property has failed and is leaching into the lake. That is a major concern and should be followed up by the appropriate government agencies.**
- We have a very sensitive water program at Missequia and with the high volume of renters they have rented to has without a doubt strained the system.
- During the fire ban renters had an outdoor fire which thankfully was noticed by a fellow neighbor and had to go there to have them extinguish it. That could have been catastrophic.
- We have had an increase in garbage being dumped in and around the community. We are a pack in pack out community.
- Many of us donate a lot of our time and money to maintain our community and more and more of our donations are being spent on vandalism repairs which is not the intent of our donations.

In closing we understand that there is a lot of money to be made for renting out properties but when it affects others' enjoyment of what they worked so hard to obtain and maintain it should be seriously reviewed.

We both strongly object to having TUB approved for this property as well as any other properties at Missequia Lake.

Sincerely,  
**Keith and Lori McCurry**

[Redacted Signature]



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TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

FROM: Name: HENRY & KATHLEEN CHENIER  
(please print)

Street Address: [REDACTED]

Date: NOV 15, 2023

RE: Temporary Use Permit (TUP)  
221 Prospect Drive

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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The community of Missetzula Lake is completely resident funded through donations and fundraising. We manage and maintain all of our community common areas. Vacation rentals put additional burden on all of our common areas. We do not have regular police patrols to prevent misuse or destruction. Renters add unknown people to the community. The community has no commercial retail or tourism, so there is no benefits.

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OKANAGAN-SIMILKAMEEN

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TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

FROM: Name: PETER MAROCCI

Street Address: 

Date: X60: 20 / 23

RE: **Temporary Use Permit (TUP)  
221 Prospect Drive**

My comments / concerns are:

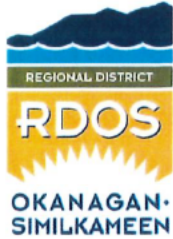
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① The strain Airbnb's place on our community which is remote in nature, mainly extra traffic, noise, non-compliance of our communities rules regarding safety, noise, ... fire bans, pets off leash, (garbage removal) - boating mooring & winter safety.

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TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

FROM: Name: Ron & Cathy Ansdell  
(please print)

Street Address: [REDACTED]

Date: November 20, 2023

RE: **Temporary Use Permit (TUP)**  
**221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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

Simply put we don't want to see any vacation rentals at Missezula Lake. There is NO benefit for our community to have short term renters that use the facilities that owners have built, paid for and looked after and are still looking after, for over 50 years.

The property owners, through advertising on their AirBNB and VRBO listings, encourage the use of the community park, beach and docks, along with bringing boats and other large toys. Simple mistakes like putting garbage in the outhouse can cause a problem and unforeseen costs to the community. Worry over cigarettes and campfires left unextinguished, are a constant concern. We are a very small community and shouldn't have to police and clean up or worry about short term renters who have no investment or concerns or responsibility to care for the community. Renters come, use, and then leave. Only the owners of the rental properties benefit.

Refer to attached Memo "Opposition to Vacation Rentals Missezula Lake"

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## **OPPOSITION TO VACATION RENTAL APPLICATIONS IN MISSEZULA LAKE ELECTORAL H**

**TO: Fiona Titley, RDOS Planner**

**FROM: Concerned Missezula Lake Community Members**

**Date: November 20, 2023**

**CC: Request RDOS Planning circulate to all Board Members and Agencies (per TUP process)**

### **Summary**

This is submitted to the RDOS Planning, RDOS Board Members and Agencies, through the RDOS Temporary Use Permit (TUP) online Public Consultation process, to justify reasons for **OPPOSITION** to Vacation Rentals and Tourist Accommodations in the Electoral H, Missezula Lake Community. Vacation Rentals and Tourist Accommodations are not permitted per the Electoral H Bylaws.

RDOS documentation outlines minimum criteria in the TUP process which must be thoroughly assessed by RDOS Planning for presentation to the RDOS Board Members and Agencies.

The Missezula Lake Community, for over 50 years, has created a unique "Community Spirit" through volunteering and private funding for developing and maintaining community infrastructure. The Missezula Lake Community, being a remote community, maintains a close relationship to watch out for all our neighbours, **without** direct and immediate emergency services such as Police, Fire, and Ambulance/Medical services. In addition, there are no services directly within the community, for garbage disposal.

Vacation Rentals and/or Tourist Accommodations within the Missezula Lake Community provide **No Benefits** to the community, but actually increases stress within the community and presents risks for potential damage to private property and privately funded infrastructure.

The main recommendation to RDOS Planning and RDOS Board Members is **DENIAL** of Vacation Rental and/or Tourist Accommodations in Electoral H, Missezula Lake Community, for the reasons presented in this feedback submission. It is requested, Planning and Board Members review the full recommendations.

### **A) RDOS Minimum Criteria for Vacation Rental Applications (reference RDOS Website TUP's Vacation Rental)**

RDOS website provides minimum criteria for Vacation Rental applications. It is critical for Planning and Board Members to ensure applications are evaluated to the "Criteria For Vacation Rental Applications".

- 1) *Capability for accommodating on-site domestic water and sewage treatment,*
- 2) *Mitigating measures such as screening and fencing,*
- 3) *Provision of off-street parking,*
- 4) *Confirmation that the structure proposed for use as a vacation rental meets a minimum standard for health and safety, and*
- 5) *Benefits that such accommodation may provide to the community.*

## **B) Reasons for Opposition versus the RDOS Criteria for Vacation Rental Applications**

The following outlines technical viewpoints for comparison and evaluation to the minimum RDOS “Criteria For Vacation Rental Applications”.

### **1a) RDOS Criteria - *On-site Water System***

The **RDOS Water System** is a legacy Missezula Lake water system that was previously operated by volunteers and funded by Missezula Lake property owners. The water system is under stress with recent water advisories for both water quality and reduced water usage. The lake is experiencing record low levels contributing to challenges with water intake quality.

### **1b) RDOS Criteria - *Sewage Treatment***

Many of the septic systems were likely constructed to older standards and may not operate to a requirement necessary for continual rental occupancy. It is also important for Planning and Board Members to assess applications for the proximity of septic fields to Riparian Areas and defined parking spots.

### **2) RDOS Criteria - *Mitigating Measures***

RDOS must physically visit properties to evaluate mitigating measures to address conditions such as steep terrain and proximity to neighbours, associated to the health and safety risk criteria.

### **3) RDOS Criteria - *Provision of Off-Street Parking***

The RDOS policy of one vehicle per bedroom (i.e. 3 bedrooms, 3 vehicles and 6 patrons) does not account for additional trailers such as boat and snowmobile trailers. There is no commercial parking at Missezula Lake and concerns exist that trailer parking would become a challenge. Planning must evaluate whether parking spots would present enforcement challenges for neighbouring residents, along roadways and at dead-end streets with small turn-arounds.

### **4) RDOS Criteria - *Confirmation Structures meet Minimum Standards for Health & Safety***

The community does not have immediate provincially established services to handle health or safety emergency situations, specifically like medical assistance or fire fighting. Historically, volunteers have assisted with providing medical assistance and extinguishing of small fires within the community. These events have been primarily handled by a small group of retired community volunteers with donated equipment which **does not provide** the level of emergency services necessary for vacation rentals.

### **5) RDOS Criteria - *Benefits Accommodation may provide to the Community***

**Vacation Rentals provide no benefits to the community of Missezula Lake.**

Vacation rentals raise significant concerns within the Missezula Lake community with potential risks and negative impact to both the community infrastructure and the community spirit. Community concerns are similar to results from the *RDOS Vacation Rental Survey Result, dated March 16, 2023*.

### C) Additional information for the RDOS Board Members, RDOS Planning and Agencies

RDOS must understand what builds the Missezula Lake Community Spirit! It is also important for the RDOS Planning and Board Members to realize what Missezula Lake does not have.

- 1) Missezula Lake Property Owners (MLPOA) is very active in managing community infrastructure through private funding and volunteers that creates an impressive “Community Spirit”.
- 2) Current Infrastructure developed and maintained by the MLPOA.
  - a) Beach Area,
  - b) Boat Launch,
  - c) Docks,
  - d) Beach Washrooms,
  - e) Horseshoe Pit,
  - f) Gazebo (with Barbeques),
  - g) Memorial Park (family funded park for children, due to an unfortunate event),
  - h) “Basic” Fire Boxes, Hoses & Alarms throughout community, and
  - i) Truck with Water Tanks & Pumps for limited fire suppression (volunteers only).
- 3) Current Infrastructure maintained by RDOS
  - a) Onsite Water Purification and Distribution System.
- 4) The Missezula Lake community, 30km on an **unpaved road**, has no direct and immediate emergency services within the community such as:
  - a) Police Services,
  - b) Fire Protection Services, and
  - c) Medical Services.
- 5) There are no commercial businesses within Missezula Lake Community that would benefit from vacation rentals and/or tourist accommodations.
  - a) No established tourist attractions like Apex Ski Resort and Manning Park, and
  - b) No restaurants, gas stations, vineyards or stores within the community.

### D) Risks/Impacts the Community faces due to Vacation Rentals

- 1) Impact to community infrastructure which is privately funded and maintained by the MLPOA, Community has experienced damage such as lack of respect for the Memorial Park,
- 2) No onsite medical support in the event of injury to tenants,
- 3) Vandalism, trespassing, and disregard to private property,
- 4) Increased traffic and speed through the community,
- 5) Increased water usage to an already stressed RDOS Water System,
- 6) Legacy septic systems interaction and proximity to riparian areas and watersheds,
- 7) Fire to property structure and neighbouring structures,
- 8) Wildfire (volunteers picking up cigarettes and community concerns during Wildfire danger), and
- 9) Garbage disposal on Beach Area and in Washrooms. MLPOA and volunteers eventually clean up, dispose of garbage and bare the cost of maintaining washrooms (no regional funds to community).

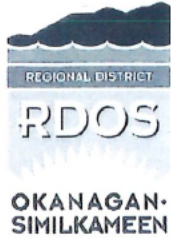
## E) Recommendations to RDOS Planning and RDOS Board Members

- 1) Applications for Vacation Rentals under the Temporary Unit Permits (TUP's) must receive a **DENIAL** from RDOS Board Members based on **NO benefit** to the Missezula Lake community, lack of immediate onsite emergency services, risks to privately funded community infrastructure, the negative impact to an incredible volunteer-based community spirit and other technical reasons justified in this feedback submission.
- 2) Request this feedback be provided to all Board Members, circulated agencies per the TUP process and, the OCP & Rental Review Committees to provide feedback for the RDOS Electoral H OCP Review and RDOS Rental Review outlined per the ***RDOS Administrative Report, dated October 19, 2023 "Administrative Response to Director's Motion – Electoral Area "H" Vacation Rentals"***.
- 3) If TUP applications proceed beyond RDOS Board Meetings to the Advisory Planning Commission (APC), then a mandatory Public Information Meeting (PIM) must be held to receive full community feedback.
- 4) If TUP applications proceed beyond RDOS Board Meetings to the Advisory Planning Commission (APC), full circulation of the TUP Application Feedback, beyond the 100-metre procedure, must be circulated to all Missezula Lake Property Owners, registered at Land Titles.
- 5) Regarding ***BC's Short-Term Rental Accommodations Act***, RDOS should elect to "opt in" to the principal residence requirement, when **positive benefits have been determined** for a community that has the **necessary public infrastructure**.

### Researched/Referenced material primarily from the RDOS Website

- *RDOS Administrative Report, dated October 19, 2023 "Administrative Response to Director's Motion – Electoral Area "H" Vacation Rentals"*.
- *RDOS TUP's for Vacation Rentals*
- *RDOS Vacation Rental Survey Results March 16, 2023*
- *Vacation-Rental-TUP-Brochure-version-2022-01-010 "The Permit Process"*
- *"Missezula Lake Petition To Short Term Rentals", circulated & submitted to RDOS Summer 2023*
- *B.C.'s Short-Term Rental Accommodations Act, update October 20, 2023*





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**TO:** Regional District of Okanagan Similkameen **FILE NO.:** H2023.031-TUP

**FROM:** Name: Roger Sovde  
(please print)

Street Address: 

Date: Nov 16 / 23

**RE: Temporary Use Permit (TUP)  
221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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

Miszezula Lake is a quiet community that is self-funded and self-sufficient. Allowing individuals to rent their properties by the week or weekend will put an undue burden on the community. The common property and facilities are maintained by unpaid volunteers. Many of the things needed are paid for by donation or by the community fund. Property owners maintain outhouses, the playground, picnic tables and the docks. Visiting family and friends are aware of and respectful of the rules. This is not Kelowna or Osoyoos where there is a significantly larger base of people to pay for necessities. These communities have public pools, beaches, community centers, as well as emergency services that can assist when there are problems. If individual properties function as rental properties for profit they will put undue stress on the community. Many will choose not to volunteer or will leave the community.

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**Lauri Feindell**

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**From:** Michelle Rotella [REDACTED]  
**Sent:** November 25, 2023 6:29 PM  
**To:** Planning  
**Subject:** Temporary Use Permit 221 Prospect Dr

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

Good afternoon,

As property owners at Missezula Lake, we would like to register that we are NOT in favour of our community being granted Temporary use permits for short term rentals.

Over the past few years these rentals, which do not have on site representatives while rented have resulted in extremely high occupancy, renters who are not respectful of speed and beach rules, high volume pressure being put on our water source, damage to community facilities, public intoxication, physical altercations and garbage being left for pick up on the road when we have no such service.

Our small quiet community is not a fitting location for use as a "campground", and as a resident, we feel very uncomfortable with what has been happening at temporary rental properties.

Thank you in advance for taking these points into consideration as your decision on this matter will have a significant impact on our community.

Regards,

Nico and Michelle Rotella  
[REDACTED]



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TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

FROM: Name: Ralph McKinnon  
(please print)

Street Address: [REDACTED]

Date: VOX 1WO

RE: Temporary Use Permit (TUP)  
221 Prospect Drive

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**OPPOSITION TO VACATION RENTAL APPLICATIONS IN MISSEZULA LAKE ELECTORAL H**

**TO:** Fiona Titley, RDOS Planner

**FROM:** Concerned Missezula Lake Community Members

**Date:** November 20, 2023

**CC:** Request RDOS Planning circulate to all Board Members and Agencies (per TUP process)

**Summary**

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RDOS documentation outlines minimum criteria in the TUP process which must be thoroughly assessed by RDOS Planning for presentation to the RDOS Board Members and Agencies.

The Missezula Lake Community, for over 50 years, has created a unique "Community Spirit" through volunteering and private funding for developing and maintaining community infrastructure. The Missezula Lake Community, being a remote community, maintains a close relationship to watch out for all our neighbours, **without** direct and immediate emergency services such as Police, Fire, and Ambulance/Medical services. In addition, there are no services directly within the community, for garbage disposal.

Vacation Rentals and/or Tourist Accommodations within the Missezula Lake Community provide **No Benefits** to the community, but actually increases stress within the community and presents risks for potential damage to private property and privately funded infrastructure.

The main recommendation to RDOS Planning and RDOS Board Members is **DENIAL** of Vacation Rental and/or Tourist Accommodations in Electoral H, Missezula Lake Community, for the reasons presented in this feedback submission. It is requested, Planning and Board Members review the full recommendations.

**A) RDOS Minimum Criteria for Vacation Rental Applications** (reference RDOS Website *TUP's Vacation Rental*)

RDOS website provides minimum criteria for Vacation Rental applications. It is critical for Planning and Board Members to ensure applications are evaluated to the "Criteria For Vacation Rental Applications".

- 1) *Capability for accommodating on-site domestic water and sewage treatment,*
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- 3) *Provision of off-street parking,*
- 4) *Confirmation that the structure proposed for use as a vacation rental meets a minimum standard for health and safety, and*
- 5) *Benefits that such accommodation may provide to the community.*



## **B) Reasons for Opposition versus the RDOS Criteria for Vacation Rental Applications**

The following outlines technical viewpoints for comparison and evaluation to the minimum RDOS "Criteria For Vacation Rental Applications".

### **1a) RDOS Criteria - *On-site Water System***

The **RDOS Water System** is a legacy Missezula Lake water system that was previously operated by volunteers and funded by Missezula Lake property owners. The water system is under stress with recent water advisories for both water quality and reduced water usage. The lake is experiencing record low levels contributing to challenges with water intake quality.

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### **4) RDOS Criteria - *Confirmation Structures meet Minimum Standards for Health & Safety***

The community does not have immediate provincially established services to handle health or safety emergency situations, specifically like medical assistance or fire fighting. Historically, volunteers have assisted with providing medical assistance and extinguishing of small fires within the community. These events have been primarily handled by a small group of retired community volunteers with donated equipment which **does not provide** the level of emergency services necessary for vacation rentals.

### **5) RDOS Criteria - *Benefits Accommodation may provide to the Community***

**Vacation Rentals provide no benefits to the community of Missezula Lake.**

Vacation rentals raise significant concerns within the Missezula Lake community with potential risks and negative impact to both the community infrastructure and the community spirit. Community concerns are similar to results from the *RDOS Vacation Rental Survey Result, dated March 16, 2023.*

**C) Additional information for the RDOS Board Members, RDOS Planning and Agencies**

RDOS must understand what builds the Missezula Lake Community Spirit! It is also important for the RDOS Planning and Board Members to realize what Missezula Lake does not have.

- 1) Missezula Lake Property Owners (MLPOA) is very active in managing community infrastructure through private funding and volunteers that creates an impressive "Community Spirit".
- 2) Current Infrastructure developed and maintained by the MLPOA.
  - a) Beach Area,
  - b) Boat Launch,
  - c) Docks,
  - d) Beach Washrooms,
  - e) Horseshoe Pit,
  - f) Gazebo (with Barbeques),
  - g) Memorial Park (family funded park for children, due to an unfortunate event),
  - h) "Basic" Fire Boxes, Hoses & Alarms throughout community, and
  - i) Truck with Water Tanks & Pumps for limited fire suppression (volunteers only).
- 3) Current Infrastructure maintained by RDOS
  - a) Onsite Water Purification and Distribution System.
- 4) The Missezula Lake community, 30km on an **unpaved road**, has no direct and immediate emergency services within the community such as:
  - a) Police Services,
  - b) Fire Protection Services, and
  - c) Medical Services.
- 5) There are no commercial businesses within Missezula Lake Community that would benefit from vacation rentals and/or tourist accommodations.
  - a) No established tourist attractions like Apex Ski Resort and Manning Park, and
  - b) No restaurants, gas stations, vineyards or stores within the community.

**D) Risks/Impacts the Community faces due to Vacation Rentals**

- 1) **Impact** to community infrastructure which is privately funded and maintained by the MLPOA, Community has experienced damage such as lack of respect for the Memorial Park,
- 2) No onsite medical support in the event of injury to tenants,
- 3) Vandalism, trespassing, and disregard to private property,
- 4) Increased traffic and speed through the community,
- 5) Increased water usage to an already stressed RDOS Water System,
- 6) Legacy septic systems interaction and proximity to riparian areas and watersheds,
- 7) Fire to property structure and neighbouring structures,
- 8) Wildfire (volunteers picking up cigarettes and community concerns during Wildfire danger), and
- 9) Garbage disposal on Beach Area and in Washrooms. MLPOA and volunteers eventually clean up, dispose of garbage and bare the cost of maintaining washrooms (no regional funds to community).



#### E) Recommendations to RDOS Planning and RDOS Board Members

- 1) Applications for Vacation Rentals under the Temporary Unit Permits (TUP's) must receive a **DENIAL** from RDOS Board Members based on **NO benefit** to the Missezula Lake community, lack of immediate onsite emergency services, risks to privately funded community infrastructure, the negative impact to an incredible volunteer-based community spirit and other technical reasons justified in this feedback submission.
- 2) Request this feedback be provided to all Board Members, circulated agencies per the TUP process and, the OCP & Rental Review Committees to provide feedback for the RDOS Electoral H OCP Review and RDOS Rental Review outlined per the ***RDOS Administrative Report, dated October 19, 2023 "Administrative Response to Director's Motion – Electoral Area "H" Vacation Rentals"***.
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- 5) Regarding ***BC's Short-Term Rental Accommodations Act***, RDOS should elect to "opt in" to the principal residence requirement, when **positive benefits have been determined** for a community that has the **necessary public infrastructure**.

#### Researched/Referenced material primarily from the RDOS Website

- *RDOS Administrative Report, dated October 19, 2023 "Administrative Response to Director's Motion – Electoral Area "H" Vacation Rentals"*.
- *RDOS TUP's for Vacation Rentals*
- *RDOS Vacation Rental Survey Results March 16, 2023*
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- *"Missezula Lake Petition To Short Term Rentals"; circulated & submitted to RDOS Summer 2023*
- *B.C.'s Short-Term Rental Accommodations Act, update October 20, 2023*



# 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](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

FROM: Name: Robb & Shelley Semler  
(please print)

Street Address: [REDACTED]

Date: Nov 24/23 Missesula, BC

RE: **Temporary Use Permit (TUP)**  
**221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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

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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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## Protecting Our Community – Say No to Short Term Rentals

As concerned residents of Missezula Lake, BC (Area H), we are urging the RDOS to take immediate action in preventing short term rentals from taking over our community. We believe that allowing such rentals poses significant risk to the safety, security and well being of our small quiet community.

1) Noise and Safety Concerns:

Short term renters may not be familiar with local community guidelines or neighbourhood norms, leading to an increase in noise disturbances, partying and potential safety hazards such as unauthorized parking, speeding, overcrowding in community areas and unsafe boating habits to name a few.

2) Security:

Non-resident visitors pose a level of security concerns, as background checks or references are generally not obtained. Many resident community members have experienced property damage and theft. Rental owners often live hours away, police and ambulance services are an hour away, and there is no one to respond if renters are causing a disturbance or needing help in an emergency. This puts the onus on neighbours to confront or help the renters, sometimes in the middle of the night, as well as health and injuries put additional demand on our volunteers' paramedics and first aid supplies.

3) Garbage and Debris Concerns:

Renters may not be aware that there is no garage collection in our community, and as such leave garbage strewn at the beach area, including cigarette butts, containers and wrappers.

4) Over Burden on Our Boat Docks and Damage to the Lake Eco-System:

Renters bring in more boats that our docks do not have the space to accommodate. Additionally, we see more high-powered boats that continue to erode our shorelines and are diminishing our bird habitats and population.

5) Additional Burden on Our Outhouses and Water System:

The additional population taxes the only 2 Public Outhouses that we have in the community, that require additional cleaning, maintaining and pumping. This in turn economically stresses our donated community funding. Our water system is also becoming over burdened with additional use and chlorine costs are rising. The community is left with repair bills and the responsibility.

6) Disruption of Neighbourhood Cohesion:

Neighbours of rental properties frequently voice concerns to owners and thereby bringing disconnection and resentment between community members.

By signing this petition, we call upon our local authorities:

- To implement strict regulations that limit or prohibit short term rentals within our small community.
- To enforce penalties for property owners who violate these regulations.
- To conduct thorough research on the impact of short-term rentals in our community, taking into account the concerns of and opinions of property owners.

Together let us protect the fabric of our community and ensure that Missezula stays safe, quiet and peaceful.

It is noted that we are aware that not all renters behave badly, and that some property owner guests do, but since the increase in rentals, there has been a significant increase of vandalism, property damage, speeding with near misses of accidents and additional late-night noise.

Concerned Property Owner,

Name \_\_\_\_\_

Missezula Lake \_\_\_\_\_

Dated \_\_\_\_\_

Nov 24, 2023

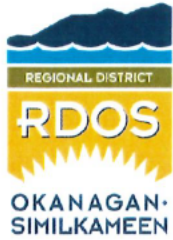
## Lauri Feindell

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**From:** Shelley Pickering [REDACTED]  
**Sent:** November 26, 2023 5:06 PM  
**To:** Planning  
**Subject:** All Properties renting in Missezulake

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

We have had many problems at the lake since people are renting out their properties i.e. outhouses at the beach garbage thrown down instead of taking with them On the beach cig butts diapers etc, in addition people partying on private boats and making a mess. My property 263 Missezula Lake Road across from the beach/boat docks as well has been used in my absence with alcohol bottles left at my fire pit with cig butts. I'd appreciate it if there can be a restriction to short term rentals and advising rental owners to be responsible for covering the outlines under government regulations. Owners should be aware that a fine can and will be implemented.



# 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](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** H2023.031-TUP

**FROM:** Name: Brian Geeves  
(please print)

Street Address: [REDACTED]

Date: Nov 27 2023

**RE: Temporary Use Permit (TUP)  
221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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

Rental property concerns

There has been problems with vandalism and theft at the beach and boat dock area  
 The outhouses at the beach have had glass bottles and garbage in them and the company  
 that service's them said they won't do it if that happens again and the locations are grandfather in so  
 that puts us in a tight spot  
 We have also noticed that some people from outside the community are disrespectful of the property  
 and amenities that the community has done fundraising for and the excess ware and tare on them  
 Missezula Lake has no cell service no commercial infrastructure and police , fire and ambulance are  
 over an hour away on a 30km gravel road  
 I think Missezula Lake needs more infrastructure and services before there should be for profit  
 rental housing  
 Thanks Brian Geeves

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

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:

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** H2023.031-TUP

**FROM:** Name: LARRY & PAM EKMAN  
(please print)

Street Address: [REDACTED]

Date: NOV 28, 2023

**RE:** **Temporary Use Permit (TUP)**  
**221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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

Please see attached letter.

Thank you

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November 28th, 2023

To Whom It May Concern,

This letter is in regards to the Temporary Use Permit (TUP) for 221 Prospect Drive. File No. H2023.031-TUP.

Missezula Lake is a small community. We have worked hard to improve our area, over the last 50 years. This is done by yearly private donations from residents and what we can raise with fundraisers.. We are a volunteer community with many helping hands to maintain it.

Having Airbnb's puts a strain on our resources. When renters come out 30 kms in the bush, they are not aware the same rules apply out here. speed, garbage, fires, trespassing into private properties.. The increase of vehicles and speed in the community has greatly increased. We do not have police, fire or medical out here to monitor or care for the rentals.

There are septic tank concerns at this location as well. We are at our max at times for water usage and are told every year to conserve. When there are 3-4 families renting one house, that puts a strain on our water availability.

For many reasons we do not support the TUP for 221 Prospect Drive or any other AIRBNB"s . Our small community can not handle all the concerns that come with rentals.

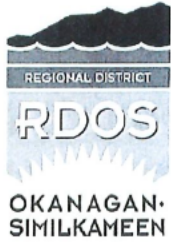
This only benefits the owners not the community.

Thank you for your consideration on this matter.



Larry and Pam Ekman





# 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](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** H2023.031-TUP

**FROM:** Name: Graham McCarger  
(please print)

Street Address: [REDACTED]

Date: Nov. 29, 2023

**RE: Temporary Use Permit (TUP)  
221 Prospect Drive**

My comments / concerns are:

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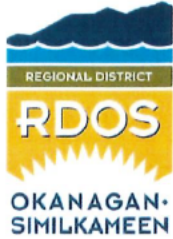
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Tel: 250-492-0237 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** H2023.031-TUP

**FROM:** Name: Bryan Currie  
(please print)

Street Address: [REDACTED] Missezula Lake, BC

Date: November 30, 2023

**RE: Temporary Use Permit (TUP)  
221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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) The use of vacation rentals through online web-booking rentals do not provide critical controls to safeguard personal property and community-maintained assets.
- 2) Vacation rentals could question a level of liability and create risks to property owners and volunteers in a community without available emergency services, for managing difficult situations.
- 3) Missezula has no maintained emergency egress route to the single gravel road access.
- 4) RDOS must thoroughly evaluate applicant claims regarding easements and proximity to riparian areas.
- 5) Missezula is not established like vacation destinations, to manage difficult challenges.
- 6) For these reasons, RDOS must rule against Vacation Rental TUP's within Missezula Lake.

**Refer to attached Memo "Opposition to Vacation Rentals Missezula Lake"**

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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## **OPPOSITION TO VACATION RENTAL APPLICATIONS IN MISSEZULA LAKE ELECTORAL H**

**TO: Fiona Titley, RDOS Planner**

**FROM: Concerned Missezula Lake Community Members**

**Date: November 20, 2023**

**CC: Request RDOS Planning circulate to all Board Members and Agencies (per TUP process)**

### **Summary**

This is submitted to the RDOS Planning, RDOS Board Members and Agencies, through the RDOS Temporary Use Permit (TUP) online Public Consultation process, to justify reasons for **OPPOSITION** to Vacation Rentals and Tourist Accommodations in the Electoral H, Missezula Lake Community. Vacation Rentals and Tourist Accommodations are not permitted per the Electoral H Bylaws.

RDOS documentation outlines minimum criteria in the TUP process which must be thoroughly assessed by RDOS Planning for presentation to the RDOS Board Members and Agencies.

The Missezula Lake Community, for over 50 years, has created a unique "Community Spirit" through volunteering and private funding for developing and maintaining community infrastructure. The Missezula Lake Community, being a remote community, maintains a close relationship to watch out for all our neighbours, **without** direct and immediate emergency services such as Police, Fire, and Ambulance/Medical services. In addition, there are no services directly within the community, for garbage disposal.

Vacation Rentals and/or Tourist Accommodations within the Missezula Lake Community provide **No Benefits** to the community, but actually increases stress within the community and presents risks for potential damage to private property and privately funded infrastructure.

The main recommendation to RDOS Planning and RDOS Board Members is **DENIAL** of Vacation Rental and/or Tourist Accommodations in Electoral H, Missezula Lake Community, for the reasons presented in this feedback submission. It is requested, Planning and Board Members review the full recommendations.

### **A) RDOS Minimum Criteria for Vacation Rental Applications (reference RDOS Website TUP's Vacation Rental)**

RDOS website provides minimum criteria for Vacation Rental applications. It is critical for Planning and Board Members to ensure applications are evaluated to the "Criteria For Vacation Rental Applications".

- 1) *Capability for accommodating on-site domestic water and sewage treatment,*
- 2) *Mitigating measures such as screening and fencing,*
- 3) *Provision of off-street parking,*
- 4) *Confirmation that the structure proposed for use as a vacation rental meets a minimum standard for health and safety, and*
- 5) *Benefits that such accommodation may provide to the community.*

## **B) Reasons for Opposition versus the RDOS Criteria for Vacation Rental Applications**

The following outlines technical viewpoints for comparison and evaluation to the minimum RDOS “Criteria For Vacation Rental Applications”.

### **1a) RDOS Criteria - *On-site Water System***

The **RDOS Water System** is a legacy Missezula Lake water system that was previously operated by volunteers and funded by Missezula Lake property owners. The water system is under stress with recent water advisories for both water quality and reduced water usage. The lake is experiencing record low levels contributing to challenges with water intake quality.

### **1b) RDOS Criteria - *Sewage Treatment***

Many of the septic systems were likely constructed to older standards and may not operate to a requirement necessary for continual rental occupancy. It is also important for Planning and Board Members to assess applications for the proximity of septic fields to Riparian Areas and defined parking spots.

### **2) RDOS Criteria - *Mitigating Measures***

RDOS must physically visit properties to evaluate mitigating measures to address conditions such as steep terrain and proximity to neighbours, associated to the health and safety risk criteria.

### **3) RDOS Criteria - *Provision of Off-Street Parking***

The RDOS policy of one vehicle per bedroom (i.e. 3 bedrooms, 3 vehicles and 6 patrons) does not account for additional trailers such as boat and snowmobile trailers. There is no commercial parking at Missezula Lake and concerns exist that trailer parking would become a challenge. Planning must evaluate whether parking spots would present enforcement challenges for neighbouring residents, along roadways and at dead-end streets with small turn-arounds.

### **4) RDOS Criteria - *Confirmation Structures meet Minimum Standards for Health & Safety***

The community does not have immediate provincially established services to handle health or safety emergency situations, specifically like medical assistance or fire fighting. Historically, volunteers have assisted with providing medical assistance and extinguishing of small fires within the community. These events have been primarily handled by a small group of retired community volunteers with donated equipment which **does not provide** the level of emergency services necessary for vacation rentals.

### **5) RDOS Criteria - *Benefits Accommodation may provide to the Community***

**Vacation Rentals provide no benefits to the community of Missezula Lake.**

Vacation rentals raise significant concerns within the Missezula Lake community with potential risks and negative impact to both the community infrastructure and the community spirit. Community concerns are similar to results from the *RDOS Vacation Rental Survey Result, dated March 16, 2023*.

### C) Additional information for the RDOS Board Members, RDOS Planning and Agencies

RDOS must understand what builds the Missezula Lake Community Spirit! It is also important for the RDOS Planning and Board Members to realize what Missezula Lake does not have.

- 1) Missezula Lake Property Owners (MLPOA) is very active in managing community infrastructure through private funding and volunteers that creates an impressive “Community Spirit”.
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  - b) Boat Launch,
  - c) Docks,
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  - c) Medical Services.
- 5) There are no commercial businesses within Missezula Lake Community that would benefit from vacation rentals and/or tourist accommodations.
  - a) No established tourist attractions like Apex Ski Resort and Manning Park, and
  - b) No restaurants, gas stations, vineyards or stores within the community.

### D) Risks/Impacts the Community faces due to Vacation Rentals

- 1) Impact to community infrastructure which is privately funded and maintained by the MLPOA, Community has experienced damage such as lack of respect for the Memorial Park,
- 2) No onsite medical support in the event of injury to tenants,
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- 4) Increased traffic and speed through the community,
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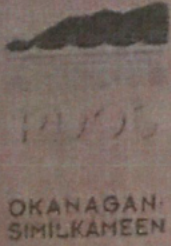
## E) Recommendations to RDOS Planning and RDOS Board Members

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- 2) Request this feedback be provided to all Board Members, circulated agencies per the TUP process and, the OCP & Rental Review Committees to provide feedback for the RDOS Electoral H OCP Review and RDOS Rental Review outlined per the ***RDOS Administrative Report, dated October 19, 2023 "Administrative Response to Director's Motion – Electoral Area "H" Vacation Rentals"***.
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- *B.C.'s Short-Term Rental Accommodations Act, update October 20, 2023*





# Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Fax: 250-492-0063 / Email:

TO: Regional District of Okanagan Similkameen

FILE NO.: H2023.031-TUP

FROM: Name: LARRY KENNEDY  
(please print)

Street Address: [REDACTED] MISSJEUZULA LK

Date: DEC 01 2023

RE: **Temporary Use Permit (TUP)**  
**221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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. WE DO NOT HAVE ACCESS TO MEDICAL FIRE OR POLICE RESOURCES 45 MINUTES AWAY
2. THERE IS NO GARBAGE PICK UP AND DISPOSAL BY RENTERS IS AN ISSUE.
3. OUR WATER SYSTEM IS TAXED WITH RENTAL PROPERTIES
4. NO LOCAL CONTACT FOR ISSUES WITH AIR BNB USERS

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**

---

**From:** ryan van schagen [REDACTED]  
**Sent:** December 1, 2023 11:14 AM  
**To:** Planning  
**Subject:** Temporary permit

[Some people who received this message don't often get email from [REDACTED] why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi, I own lot [REDACTED] drive in missezula lake and we do not agree with the temporary permit for (H2023.31-TUP-221 prospect drive.  
Will& Rose VanSchagen

Sent from my iPhone



## Lauri Feindell

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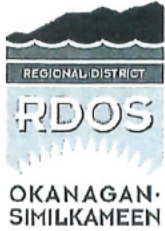
**From:** Ernie Abolis [REDACTED]  
**Sent:** December 3, 2023 2:13 PM  
**To:** Planning  
**Subject:** re 221 prospect dr.

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My name is Ernie Abolis and my wife Tracey, we have a home on [REDACTED] Drive, just down the road from 221 , We have noticed a lot more traffic on what was once a quiet road. At the top of the hill where the rental is ,there are so many cars that its very difficult to even turn around. There are people speeding up and down the road ,either in their cars or quads, this wasn't a problem before the rentals. There has been garbage left on the beach, including dirty diapers and animal feces. There has also been vandalism to the beach washrooms. and boats left at the docks. There has been loud music,at some of the rentals where parents booked a place and left there teenagers on there own. We bought up here to get away from the stress of the city - it should be a quiet place to get away to . We are concerned it is only going to get worse. We would like it stopped before it gets worse. Owners here take pride and take care of their properties, the renters we have seen just use and abuse .

During the summer when its busy , i feel like i'm living back in Surrey.,this is to nice a place for people to use as there cash cow, my wife and i always dreamed of owning a home at a place like Missazula lake, but with renters living here instead of owners this beautiful place will gradually become a party town like Tulameen .





# 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](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

FROM: Name: Beth + Steve Geeves  
(please print)

Street Address: [REDACTED]

Date: Dec. 4, 2023.

RE: Temporary Use Permit (TUP)  
221 Prospect Drive

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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 been an uptick of rental accommodation at the lake and with it has come: vandalism to picnic benches + playgrounds at the beach, vandalism to moored boats, decorative items thrown into the outhouse pits (which are grandfathered) so if they cannot be pumped + we have to shut them down we can't get them back. A neighbor witnessed urinating on the beach. Many instances of speeding thru the community at dangerous speeds, Increase in boats at the docks + reckless boating behavior. We are a small community with pride in our community + believe that an owner would not engage in any of these activities. All upkeep to the beach + areas around the area are done by community volunteers. We are sorry it has come to this. Sincerely,  
Steve + Beth Geeves.

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

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.

There are also excessive vehicles on and around the roadways blocking access to our fire trailer and emergency services if needed.



# 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](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

FROM: Name: MARK + MICHELE LALI  
(please print)

Street Address: [REDACTED]

Date: DEC 4 2023

RE: Temporary Use Permit (TUP)  
221 Prospect Drive

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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 are a long ways away from Princeton + RCMP does not patrol this area + nor do we want them to have to. Other emergency services are a long ways away if needed. In the past we have had problems with renters wilfully doing damage to private property without care. The owners of the properties are not there to deal with the issues that come up. We, as a community have worked hard to build up this area with our resources + money through fundraising. Renters do not seem to treat the area with the same respect as owners do + have no recourse for their actions. Also additional people with rent put a huge strain on the water system.

Feedback Forms must be completed and returned to the Regional District



## Lauri Feindell

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**From:** Nancy McCargar <[REDACTED]>  
**Sent:** December 4, 2023 3:46 PM  
**To:** Planning  
**Subject:** NON SUPPORT letter re: File No. H2023.031-TUP at Missezula Lake

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

Re: File No. H2023.031-TUP at Missezula Lake

This letter is in regards to the Temporary Use Permit (TUP) being requested for 221 Prospect Dr, at Missezula Lake....File No. H2023.031-TUP

First off, as a Missezula property owner for more than 37 years and neighbour of this address, please make record of the fact that **I DO NOT SUPPORT** this application listed above, for proposed Temporary Use Permit at 221 Prospect Dr, Missezula Lake .

Missezula Lake subdivision is a very small and unique community which lies 30 Kms from Princeton at the end of Summers Creek gravel (dead end) road. The residents who reside and own properties there have been donating financially and with our own manpower since the inception of this small community, taking many years to create a family friendly area for recreation for our families. Of course, with the small number of residents, the facilities have always been limited.

We also constantly remind and encourage our residents to

-respect and remember the reduced speed in our community and need for extra caution with recreational vehicles on our roads and in the surrounding forests. As property owners we continually remind our residents that forest fire prevention is always our first priority...asking residents to stay out of the forest when risk is high.

-respect the RDOS needs for all of us to minimize our water usage when conservation of water is required.  
-remind all residents and their guests that we do not have trash pick up service, so each household needs to haul their trash to the Princeton dump. (With the increase in rentals on the past year, there has been a significant increase in trash being found left at our public beach, along the roads to town, and alongside the local forestry roads this causing an increase of raccoons, rodents and bears into the community.

-respecting our neighbours by keeping noise down and not trespassing on other's properties.

Unfortunately short term renters are not in the loop to hear any of these reminder listed above.

Needless to say, it is disheartening to see multiple groups using one small cabin, parking multiple vehicles on the road in front and near the cabin on the narrow dead end cul de sac. This causes an issue for AIM road maintenance , as the grader operators are unable to do the necessary turn around at the end of the cul de sac where the cars end up being parked. In an emergency the ambulance would also not be able to access the turnaround area when so many cars are parked there.

Because the property in question has a very small usable area for outdoor enjoyment , renters seek out and use the community build facilities members financed. Short term renters clearly are not aware that as this community uses the facilities, we also donate our time, money and energy to maintain them. Basically renters USE but do not give back to this unique community which only exists because of those who have donated so much of their personal time, energy and finances over the past 50 years.

For these (and many more) reasons, **I DO NOT SUPPORT** the TUP for 221 Prospect Dr, or any other Air BnB applications in our community, as short term rentals place a strain on the community in general and we cannot handle the concerns that have come (and will continue to come) with short term property rentals.

Respectfully submitted,



Nancy McCargar



Missezula Lake

Sent from my iPad

**Lauri Feindell**

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**From:** [REDACTED]  
**Sent:** December 6, 2023 8:20 PM  
**To:** Planning  
**Subject:** RDOS - FILE NO.: H2023.031-TUP

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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](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

**FROM:** Name: [Carl Hallson](#)

Street Address: [REDACTED]

[REDACTED] 01 December 2023

## RE: Temporary Use Permit (TUP) 221 Prospect Drive

My comments / concerns are:

I do not support the proposed use at 221 Prospect Drive.

### Comments:

Our cabin is two building over from the subject rental cabin. We have been here for 24 years. Since June, the cabin at 221 Prospect has been rented for many days almost every week this summer. The owners have told us that they would be renting as much as they could if they didn't use the cabin themselves. As it turned out, they rarely visit it, so we were faced with another group of strangers coming every week. They rent without having anyone in the subdivision to manage any issues that may come up. They simply don't have any idea of what goes on when they are not here. They haven't spent enough time here to even be able to associate or be a part of the community. I have only met one of the owners on one occasion, According to their rationale, they will continue the rentals for the extra money, but don't indicate when that may end exactly. Pleading hardship on owning a recreation property, and expecting the community to support it, is quite different than asking help to support one's own home. The provincial government has even suggested that short term rentals should find another way to make money. This would seem to be a poor business plan. and the owners really should have considered delaying a purchase to when they could afford it. They should have been aware that RDOS doesn't permit short term rentals.

They claim to attempt to be selective on who they rent to. There are many horror stories about Airbnb rentals on internet forums. While the one person doing the rental may have respectful ratings, it could be another group of people showing up. For example, in June there was an occasion when we observed a person knocking on the door of the house across the street. Having not got a reply, the same person knocked on our door and asked, "where is the rental cabin?" Well, that weekend four cars showed up with eight persons who stayed, and on the day that they left, three cars raced out of the subdivision, ignoring the people who were out for a walk on the same road. The same month on another weekend, I observed nine people from the rental, standing on my beach, admiring the lake. My neighbor subsequently put up a no trespassing sign to advise that walking along the beach was on private property. A couple weeks later, six young people were observed jumping into the water off my dock. A neighbor challenged them and told them it was private, and they claimed they hadn't seen the sign which they would have walked right past. This would have been the same weekend that another neighbor had asked them to be quiet at 10:30PM when they had a party outside on the back deck.

On another night, a group of renters had a campfire in the evening, and it went on until at least 9:30PM or later. The next morning, I went by, and it appeared that the fire had been left to burn itself out during the night. Hardly a reassuring thought, not having any fire protection here.

Well, by using Airbnb for renting a place, is inviting anyone in the world to this remote location. Those who may show up don't have any of the local knowledge that is required to be able to understand the right way to conduct themselves in a small community such as this. The nearest town is 40 km away, there is no local economy for rentals to support. The few amenities that we have are managed and fundraised by the local property owners. Rentals don't offer any support and just add to the burden of maintaining these amenities. We should be able to enjoy our properties and lifestyle without having to be wondering who the next group of strangers are coming into the community.

Missezula Lake is only served by a 30km dangerous gravel road. There are none of the usual safety services here that one may expect in a larger setting. Also, for example, in the event of evacuation and the closing of the one road into the subdivision, the only other exit is on a unreliable forestry road that requires local knowledge and a 4x4 equipped vehicle for safe travel. We already experienced this during the fire in 2017, when there were people not aware or equipped to take that exit route.

In addition to my comments above, I also submitted the following attachment.

The fact that this is a small remote community of 200 lots, any rental here will affect everyone in the community.

The wishes of the community are to prohibit any short-term rentals, and this should be supported by the RDOS and upheld by enforcement of the current RDOS by-law stating the same.

Carl Hallson.

### **The following is a copy of the signed petitions which I and many residents sent to RDOS in earlier this year:**

#### Protecting Our Community – Say No to Short Term Rentals

As concerned residents of Missezula Lake, BC (Area H), we are urging the RDOS to take immediate action in preventing short term rentals from taking over our community. We believe that allowing such rentals poses significant risk to the safety, security and well being of our small quiet community.

#### 1) Noise and Safety Concerns:

Short term renters may not be familiar with local community guidelines or neighbourhood norms, leading to an increase in noise disturbances, partying and potential safety hazards such as unauthorized parking, speeding, overcrowding in community areas and unsafe boating habits to name a few.

#### 2) Security:

Non-resident visitors pose a level of security concerns, as background checks or references are generally not obtained. Many resident community members have experienced property damage and theft. Rental owners often live hours away, police and ambulance services are an hour away, and there is no one to respond if renters are causing a disturbance or needing help in an emergency. This puts the onus on neighbours to confront or help the renters, sometimes in the middle of the night, as well as health and injuries put additional demand on our volunteers' paramedics and first aid supplies.

3) Garbage and Debris Concerns:

Renters may not be aware that there is no garage collection in our community, and as such leave garbage strewn at the beach area, including cigarette butts, containers and wrappers.

4) Over Burden on Our Boat Docks and Damage to the Lake Eco-System:

Renters bring in more boats that our docks do not have the space to accommodate. Additionally, we see more high-powered boats that continue to erode our shorelines and are diminishing our bird habitats and population.

5) Additional Burden on Our Outhouses and Water System:

The additional population taxes the only 2 Public Outhouses that we have in the community, that require additional cleaning, maintaining and pumping. This in turn economically stresses our donated community funding. Our water system is also becoming overburdened with additional use and chlorine costs are rising. The community is left with repair bills and the responsibility.

6) Disruption of Neighbourhood Cohesion:

Neighbours of rental properties frequently voice concerns to owners and thereby bringing disconnection and resentment between community members.

By signing this petition, we call upon our local authorities:

- To implement strict regulations that limit or prohibit short term rentals within our small community.
- To enforce penalties for property owners who violate these regulations.
- To conduct thorough research on the impact of short-term rentals in our community, taking into account the concerns of and opinions of property owners.

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,



## Lauri Feindell

---

**From:** Danielson, Steven <Steven.Danielson@fortisbc.com>  
**Sent:** December 8, 2023 3:54 PM  
**To:** Planning  
**Subject:** Prospect Dr, 221, RDOS (H2023.031-TUP)

Some people who received this message don't often get email from steven.danielson@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 Electric ("FBC(E)") primary distribution facilities along Prospect Drive.
- 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.

**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,

**Steve Danielson, AACI, SR/WA**  
**Contract Land Agent | Property Services | FortisBC Inc.**  
2850 Benvoulin Rd

Kelowna, BC V1W 2E3  
Mobile: 250.681.3365  
Fax: 1.866.636.6171  
[FBCLands@fortisbc.com](mailto:FBCLands@fortisbc.com)



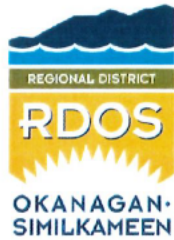
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\*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings, Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy Services Inc. and Fortis Generation Inc.

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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](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** H2023.031-TUP

**FROM:** Name: Boris & Carmen Babic, Silva Ellis  
(please print)

Street Address: [REDACTED]

Date: December 8, 2023

**RE: Temporary Use Permit (TUP)  
221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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) Policing/By Law - Missezula Lake is a remote location - 30 KM on a dirt road - 45 minute drive into the town of Princeton. This is not an ideal location for rentals to leave the neighbours or the community to have to deal with the problem renters as there is no Property Manager On Site to deal with issues that arise.

We and/or the community are left to deal with the problem by calling police or filing a complaint with by law office and hope someone comes out. Police are highly unlikely to make the long drive out to deal with noisy/rowdy renters infringing on our rights to have a peaceful and tranquil vacation.

2) Our cabins are very close in proximity and there is no fence between our properties, to give ourselves or renters privacy. We have already on several occasions had to deal with pets from this property wandering over and defecating in our front yard leaving us with the clean up.

3) Rentals are of no benefit to the Missezula Lake community. They put more pressure on our already stressed water system and outhouses. We have seen an increase in vandalism, garbage left behind, and trespassing. There is no way to enforce the community rules. The community volunteers and property owners are left to clean up the mess, haul out garbage and fix vandalism at our expense.

**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

---

**From:** Michael Di Fluri [REDACTED]  
**Sent:** December 12, 2023 7:13 AM  
**To:** Planning  
**Subject:** H2023.031-TUP

[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it may concern;

I am writing on behalf of the temporary use permit that has been applied for, for the vacation rental use of property, 221 Prospect Dr.

We strongly do not support this application. We have been owners of a home in this community for just over eight years and can tell you firsthand the destruction we have seen with vacation rentals.

This year alone, we have seen vandalism in our bathroom at the beach, vandalism on the kids, playground, vandalism of a pontoon boat, carelessness in regards to speed around the community and overall lack of care for the common sense community suggestions / rules we have in place. For example, this particular rental had rented to a group of people in which they had started an outdoor fire in the fire pit during our fire ban, this past summer. The owners of this property are new to the area and recently bought this year. They absolutely have not been a part of the community, nor do they occupy the residence very often, long enough to care about it as much as most of the other people that own. We have purchased a property for the sole purpose of enjoying it ourselves, and take great pride in the events that we organize as a group as well as how we've come together as a community to support each other. Each property owner donates to our dock fund and events, as well as care for the cleanliness of the bathrooms down at the beach in which was vandalized this past summer. This particular rental has had a rumour issue with their sewer system dumping into the lake. I myself have not spoken with the owner regarding this, however, have spoken to reputable people within the community who have confirmed this issue. At one point in their ad they had listed that any renters could leave their boats on the dock mark their spot and enjoy their day & return back to the same spot which is absolutely false information. Not to mention when rentals became a topic this summer this rental changed their ad to reflect Princeton and not our Lake to avoid detection?

We feel as though the carelessness of this rental is not something we welcome in this community. Due to the size of the accommodation, there has been a large group of people that have rented throughout the summer that caused problems with parking as it is located at the end of the street As well as walking down an Owners driveway looking for the beach. Some of the renters have also "reserved picnic tables", which is not something that we do at the lake and used our barbeque equipment which has been purchased by the community for community events only.

We do not feel that the owners of this property have the best interest of the community in mind, and again do not support this temporary permit.

Thanks

Michael Di Fluri

Sent from my iPhone



## Lauri Feindell

---

**From:** Referrals <Referrals@fortisbc.com>  
**Sent:** November 6, 2023 2:58 PM  
**To:** Planning  
**Subject:** TUP Referral (Project No. H2023.031-TUP) - Fortis Property Referral #2023-1446

[Fortis Property Referral #2023-1446](#)

Hello,

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

Thank you,

**Liz Dell**

Lands Department, Property Services Assistant

16705 Fraser Highway | Surrey BC V4N 0E8

P: 604-576-7021 / [property.services@fortisbc.com](mailto:property.services@fortisbc.com)



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**From:** Fiona Titley <ftitley@rdos.bc.ca>  
**Sent:** Friday, November 3, 2023 3:26 PM  
**To:** HBE <HBE@interiorhealth.ca>; Referrals <Referrals@fortisbc.com>; FBC Lands <FBCLands@fortisbc.com>  
**Subject:** [External Email] - TUP Referral (Project No. H2023.031-TUP)

**CAUTION: This is an external email.**  
Do not respond, click on links or open attachments unless you recognize the sender.

Re: Project No. H2023.031-TUP  
Vacation Rental Temporary Use Permit Renewal

Please find attached a Referral sheet for the a Vacation Rental Temporary Use Permit for the following property in the Regional District of Okanagan-Similkameen:  
221 Prospect Drive  
Electoral Area "H"

Please review and if you have any questions contact Fiona Titley, file manager.

Please forward your comments/concerns to [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca).

Kind Regards,



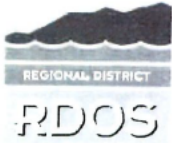
**Fiona Titley • Planner II**  
Regional District of Okanagan-Similkameen  
101 Martin Street, Penticton, BC V2A 5J9  
p. 250-486-0182 • tf. 1-877-610-3737 • f. 250-492-0063  
[www.rdos.bc.ca](http://www.rdos.bc.ca) • [ftitley@rdos.bc.ca](mailto:ftitley@rdos.bc.ca)

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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](mailto:planning@rdos.bc.ca)

OKANAGAN-SIMILKAMEEN

**TO:** Regional District of Okanagan Similkameen

**FILE NO.:** H2023.031-TUP

**FROM:** Name:

JEFF ANDERSON

(please print)

Street Address:



Date:

NOV. 15 / 2023

**RECEIVED**  
Regional District

**RE: Temporary Use Permit (TUP)  
221 Prospect Drive**

NOV 21 2023

My comments / concerns are:

101 Martin Street  
Penticton BC V2A 5J9

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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 HAVE OWNED 186 PROSPECT SINCE 1999. I WALK MY LEASHED DOG @ LEAST ONCE A DAY WHEN I AM STAYING. MOST TIMES I NOTICE MANY VEHICLES AND TRAILERS BLOCKING THE TURN OF THE CUL-DE-SAC. MANY TIMES I HAVE HAD NO ROOM TO TURN MY BOAT AND TRAILER AROUND - HAVE TO BACK UP (DANGEROUS - BLIND SPOTS). MY FRONT IS ON THE WALKING ROUTE TO THE BEACH, SINCE THE RENTALS I HAVE NOTICED, & MORE UN PICKED UP DOG POOP CIGARETTE BUTTS, GARBAGE ON THE ROAD. ~~AT~~ ONE CONFRONTATION WITH AN UNLEASHED DOG @ THE END OF MY DRIVEWAY, THEY WERE. AT THE RENTAL IT TURNED OUT. (THEY MAY HAVE BEEN VISITORS OF THE RENTERS)

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

OVER →



I HAVE NOTICED AT THE BEACH THAT HOME OWNERS KNOW THE PARKING PROTOCOL. I HAVE SEEN WRONG PARKED CARS @ BEACH THAT WERE @ THE RENTAL WHEN I WALKED BY. (PARKING CAN BE VERY TIGHT AT BUSY TIMES)

THIS LOT HAS VERY LIMITED PARKING, BEING A TURN AROUND CARS SHOULD NOT BE ON ROAD, ROAD GRADER, (SUMMER) EMERGENCY VEHICLE AND PLOW IN THE WINTER. THE NEW FIRE TRUCK. COULD HAVE TROUBLE WITH MAKING TURN.

DO THE RENTALS KNOW HOW AND WHERE THE FIRE HYDRANTS ARE? OPERATION?

WHEN DO WE DRAW THE LINE ON SHORT TERM RENTALS, 2, 10, 20, THE WHOLE COMMUNITY TURNED BACK INTO A RESORT?

MY AND MY FAMILIES 27 YEARS (WE HAD A DIFFERENT PLACE FROM (1995-1999) ARE FULL OF WONDERFUL TIMES HERE AS A TIGHT KNOT, NEIGHBOUR FRIENDLY, WATCH YOUR PLACE, PICK UP GARBAGE, (EVEN IF NOT YOURS) PLACE TO RELAX AND HAVE FUN.

THIS IS NOT THE PLACE OR PROPERTY LOCATION TO HAVE SHORT TERM RENTALS

THE APPLICATION SAYS PARKING FOR 3 CARS IN DRIVEWAY, I DISAGREE, I THINK YOU COULD GET 2 SMART CARS IN THE TINY DRIVEWAY, I THINK 3 IN THE WHOLE FRONT YARD IS PUSHING IT.



①

Bryan Berry  
Hail Berry

[REDACTED]  
Vancouver, B.C.  
Vox-1440

Temporary use permit (TUP)

No: H2023.031-TUP  
H2023.031-TUP

We own the two properties beside this property mentioned in your two letters to us.

We live here permanently or all the time. Our house is our place we live all the time. Thank-you for your 2 letters. one for each property we own.

We have some reasons we do not like the rental of this property.

People come on holidays and party and it gets noisy. Noisiness is legal they are outside on the Deck. Getting stoned and worry about butts being thrown over the deck and a forest fire started.

We have seen up to 4 cars parked there. Which per night sharing cost makes it cheap. There is hardly any parking space. They were parking in front of our property so we put up No parking signs on the or our fence. They were parking on the road. There was

(2)

a motor home with the cars there  
Also parked on road.

There is a fire pit in the front  
yard. We watch what's going on and  
we see no one at the fire. Just  
let the fire burn out all night.  
We lived through a forest fire here  
about 70 or so years ago. Came over  
from S A Highway. Every one was  
evacuated from here. Luck all the  
kind of bliss it just a little away  
from the house. So being scary  
for a few months. No one lost anything.

There is a small beach area for  
the people here. These rentals use up  
the beach area. There is a 192 Lots here  
people own property.

This is a caldesac. People bring  
4 wheelers. But these small kids driving  
them. No adults in ~~or~~ near them. Go  
round and round in front of house. We  
see kids as little as 6 to 8 years old  
going round and round sub-division.  
These people don't live here don't car.  
Police too busy to come in here.

We have been here for 40 years. We  
~~can~~ think its got worse with the B+B+S  
rented out.

We have 4 wheelers + snowmobiles take  
them up the logging roads to have fun.

(3)

They bring their flat boats  
and drive dangerously. There is only  
a few boat docks here. They bring  
the pontoon boats.

Our water is chlorinated.  
That means we are paying for more  
chlorine.

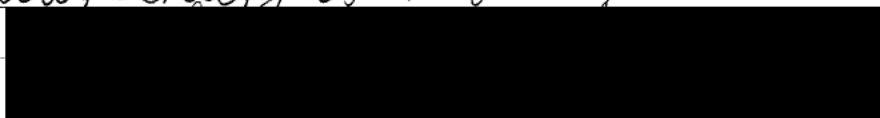
I killed Turkeys at Lillydale  
for 30 years in Abbotsford to buy this  
property.

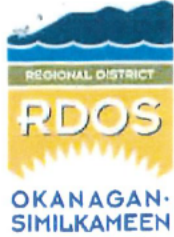
My Husband Bryan worked until  
he was 73. Retired Millwright from  
Canfor. Then after we retired he got a  
call from Herborn who builds gold  
mines. Mostly camp jobs. Even been  
to Princeton three times.

This used to be a cabin for us.  
But full time about 15-20 years. Been  
married in October 55 years. We derive  
the peace and quiet at 75 and 73. The out-  
siders drive the road (gravel road) to fast  
coming and going.

Forest fire is a big concern to us  
and their partying. We used to hose down  
the fire pit with the garden hose before  
we leave the fire.

How many other B+B's are in here or  
coming in next year from  
Please help us





# Feedback Form

RECEIVED  
Regional District

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](mailto:planning@rdos.bc.ca)

NOV 30 2023

101 Martin Street  
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen

FILE NO.: H2023.031-TUP

FROM: Name: Ken Hickey  
(please print)

Street Address: [REDACTED]

Date: 11/23/23

RE: **Temporary Use Permit (TUP)  
221 Prospect Drive**

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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- This Airbnb adds more demand on are already stressed water system
- 2- There septic system cannot with stand the steady pressure of 8 to 10 people on a regular basis.
- 3- They only have parking for one vehicle but 4 to 5 show up every time so they park in the culde sac blocking traffic.
- 4- There has been numerous complaints of there renters trespassing
- 5- There renters also ignore are speed limits in the community.
- 6- They have no benefits towards our community they are only a burden to Missezula.

Refer to attached Memo "Opposition to Vacation Rentals Missezula Lake"

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

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.



## **OPPOSITION TO VACATION RENTAL APPLICATIONS IN MISSEZULA LAKE ELECTORAL H**

**TO: Fiona Titley, RDOS Planner**

**FROM: Concerned Missezula Lake Community Members**

**Date: November 20, 2023**

**CC: Request RDOS Planning circulate to all Board Members and Agencies (per TUP process)**

### **Summary**

This is submitted to the RDOS Planning, RDOS Board Members and Agencies, through the RDOS Temporary Use Permit (TUP) online Public Consultation process, to justify reasons for **OPPOSITION** to Vacation Rentals and Tourist Accommodations in the Electoral H, Missezula Lake Community. Vacation Rentals and Tourist Accommodations are not permitted per the Electoral H Bylaws.

RDOS documentation outlines minimum criteria in the TUP process which must be thoroughly assessed by RDOS Planning for presentation to the RDOS Board Members and Agencies.

The Missezula Lake Community, for over 50 years, has created a unique "Community Spirit" through volunteering and private funding for developing and maintaining community infrastructure. The Missezula Lake Community, being a remote community, maintains a close relationship to watch out for all our neighbours, **without** direct and immediate emergency services such as Police, Fire, and Ambulance/Medical services. In addition, there are no services directly within the community, for garbage disposal.

Vacation Rentals and/or Tourist Accommodations within the Missezula Lake Community provide **No Benefits** to the community, but actually increases stress within the community and presents risks for potential damage to private property and privately funded infrastructure.

The main recommendation to RDOS Planning and RDOS Board Members is **DENIAL** of Vacation Rental and/or Tourist Accommodations in Electoral H, Missezula Lake Community, for the reasons presented in this feedback submission. It is requested, Planning and Board Members review the full recommendations.

### **A) RDOS Minimum Criteria for Vacation Rental Applications (reference RDOS Website TUP's Vacation Rental)**

RDOS website provides minimum criteria for Vacation Rental applications. It is critical for Planning and Board Members to ensure applications are evaluated to the "Criteria For Vacation Rental Applications".

- 1) *Capability for accommodating on-site domestic water and sewage treatment,*
- 2) *Mitigating measures such as screening and fencing,*
- 3) *Provision of off-street parking,*
- 4) *Confirmation that the structure proposed for use as a vacation rental meets a minimum standard for health and safety, and*
- 5) *Benefits that such accommodation may provide to the community.*

## **B) Reasons for Opposition versus the RDOS Criteria for Vacation Rental Applications**

The following outlines technical viewpoints for comparison and evaluation to the minimum RDOS “Criteria For Vacation Rental Applications”.

### **1a) RDOS Criteria - *On-site Water System***

The **RDOS Water System** is a legacy Missezula Lake water system that was previously operated by volunteers and funded by Missezula Lake property owners. The water system is under stress with recent water advisories for both water quality and reduced water usage. The lake is experiencing record low levels contributing to challenges with water intake quality.

### **1b) RDOS Criteria - *Sewage Treatment***

Many of the septic systems were likely constructed to older standards and may not operate to a requirement necessary for continual rental occupancy. It is also important for Planning and Board Members to assess applications for the proximity of septic fields to Riparian Areas and defined parking spots.

### **2) RDOS Criteria - *Mitigating Measures***

RDOS must physically visit properties to evaluate mitigating measures to address conditions such as steep terrain and proximity to neighbours, associated to the health and safety risk criteria.

### **3) RDOS Criteria - *Provision of Off-Street Parking***

The RDOS policy of one vehicle per bedroom (i.e. 3 bedrooms, 3 vehicles and 6 patrons) does not account for additional trailers such as boat and snowmobile trailers. There is no commercial parking at Missezula Lake and concerns exist that trailer parking would become a challenge. Planning must evaluate whether parking spots would present enforcement challenges for neighbouring residents, along roadways and at dead-end streets with small turn-arounds.

### **4) RDOS Criteria - *Confirmation Structures meet Minimum Standards for Health & Safety***

The community does not have immediate provincially established services to handle health or safety emergency situations, specifically like medical assistance or fire fighting. Historically, volunteers have assisted with providing medical assistance and extinguishing of small fires within the community. These events have been primarily handled by a small group of retired community volunteers with donated equipment which **does not provide** the level of emergency services necessary for vacation rentals.

### **5) RDOS Criteria - *Benefits Accommodation may provide to the Community***

**Vacation Rentals provide no benefits to the community of Missezula Lake.**

Vacation rentals raise significant concerns within the Missezula Lake community with potential risks and negative impact to both the community infrastructure and the community spirit. Community concerns are similar to results from the *RDOS Vacation Rental Survey Result, dated March 16, 2023.*

### C) Additional information for the RDOS Board Members, RDOS Planning and Agencies

RDOS must understand what builds the Missezula Lake Community Spirit! It is also important for the RDOS Planning and Board Members to realize what Missezula Lake does not have.

- 1) Missezula Lake Property Owners (MLPOA) is very active in managing community infrastructure through private funding and volunteers that creates an impressive "Community Spirit".
- 2) Current Infrastructure developed and maintained by the MLPOA.
  - a) Beach Area,
  - b) Boat Launch,
  - c) Docks,
  - d) Beach Washrooms,
  - e) Horseshoe Pit,
  - f) Gazebo (with Barbeques),
  - g) Memorial Park (family funded park for children, due to an unfortunate event),
  - h) "Basic" Fire Boxes, Hoses & Alarms throughout community, and
  - i) Truck with Water Tanks & Pumps for limited fire suppression (volunteers only).
- 3) Current Infrastructure maintained by RDOS
  - a) Onsite Water Purification and Distribution System.
- 4) The Missezula Lake community, 30km on an **unpaved road**, has no direct and immediate emergency services within the community such as:
  - a) Police Services,
  - b) Fire Protection Services, and
  - c) Medical Services.
- 5) There are no commercial businesses within Missezula Lake Community that would benefit from vacation rentals and/or tourist accommodations.
  - a) No established tourist attractions like Apex Ski Resort and Manning Park, and
  - b) No restaurants, gas stations, vineyards or stores within the community.

### D) Risks/Impacts the Community faces due to Vacation Rentals

- 1) Impact to community infrastructure which is privately funded and maintained by the MLPOA, Community has experienced damage such as lack of respect for the Memorial Park,
- 2) No onsite medical support in the event of injury to tenants,
- 3) Vandalism, trespassing, and disregard to private property,
- 4) Increased traffic and speed through the community,
- 5) Increased water usage to an already stressed RDOS Water System,
- 6) Legacy septic systems interaction and proximity to riparian areas and watersheds,
- 7) Fire to property structure and neighbouring structures,
- 8) Wildfire (volunteers picking up cigarettes and community concerns during Wildfire danger), and
- 9) Garbage disposal on Beach Area and in Washrooms. MLPOA and volunteers eventually clean up, dispose of garbage and bare the cost of maintaining washrooms (no regional funds to community).

## E) Recommendations to RDOS Planning and RDOS Board Members

- 1) Applications for Vacation Rentals under the Temporary Unit Permits (TUP's) must receive a **DENIAL** from RDOS Board Members based on **NO benefit** to the Missezula Lake community, lack of immediate onsite emergency services, risks to privately funded community infrastructure, the negative impact to an incredible volunteer-based community spirit and other technical reasons justified in this feedback submission.
- 2) Request this feedback be provided to all Board Members, circulated agencies per the TUP process and, the OCP & Rental Review Committees to provide feedback for the RDOS Electoral H OCP Review and RDOS Rental Review outlined per the ***RDOS Administrative Report, dated October 19, 2023 "Administrative Response to Director's Motion – Electoral Area "H" Vacation Rentals"***.
- 3) If TUP applications proceed beyond RDOS Board Meetings to the Advisory Planning Commission (APC), then a mandatory Public Information Meeting (PIM) must be held to receive full community feedback.
- 4) If TUP applications proceed beyond RDOS Board Meetings to the Advisory Planning Commission (APC), full circulation of the TUP Application Feedback, beyond the 100-metre procedure, must be circulated to all Missezula Lake Property Owners, registered at Land Titles.
- 5) Regarding ***BC's Short-Term Rental Accommodations Act***, RDOS should elect to "opt in" to the principal residence requirement, when **positive benefits have been determined** for a community that has the **necessary public infrastructure**.

## Researched/Referenced material primarily from the RDOS Website

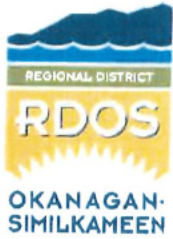
- *RDOS Administrative Report, dated October 19, 2023 "Administrative Response to Director's Motion – Electoral Area "H" Vacation Rentals"*.
- *RDOS TUP's for Vacation Rentals*
- *RDOS Vacation Rental Survey Results March 16, 2023*
- *Vacation-Rental-TUP-Brochure-version-2022-01-010 "The Permit Process"*
- *"Missezula Lake Petition To Short Term Rentals", circulated & submitted to RDOS Summer 2023*
- *B.C.'s Short-Term Rental Accommodations Act, update October 20, 2023*



In regards to Airbnb's / rentals at Missezula lake:

Missezula lake is a community second to none due to 50 + years of generations of incredible community spirited property owners. We have created this community with years of countless hours and hard work constantly putting on community events to self fund our infrastructure. When I came to Missezula I was so amazed with the community I stepped up and took the position of president of the MLPOA. I spent ten years doing everything I could to improve this community and keep it safe for future generations. This past year RDOS sent out a survey asking property owners there thoughts on Airbnb's /rentals. This was the start of ruining the community spirit and upsetting the property owners. They only sent it to 3 or 4 owners and not all 200+ owners there is know excuse for that they have all our contacts. The second thing that has property owners upset is that RDOS does not enforce any of there bylaws that they have in place with Airbnb's / rentals. As well the owners are absent and there is no one here to manage or oversee them. This past summer we had a few Airbnb's /rentals start operating here I am so shocked at the problems that came about. We had numerous complaints of people trespassing and a huge increase in garbage thrown around, damage and vandalism to our private property as well as our self funded infrastructure. As well we had a huge increase in traffic with no respect for our speed limits. These are just a few incidents that have happened at Missezula due to Airbnb's/ rentals they have no benefits towards our community they are only a burden. In regards to all this I hope that when RDOS has there board meeting they seriously look at all the feedback forms as well as the previous petitions that have been sent in by all the property owners.

Regards  
Past President of the MLPOA  
Ken Hickey



# Feedback Form

RECEIVED  
Regional District

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](mailto:planning@rdos.bc.ca)

NOV 27 2023  
101 Martin Street  
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

FROM: Name: Donna Murphy  
(please print)

Street Address: [REDACTED]

Date: Nov. 22, 2023

RE: Temporary Use Permit (TUP)  
221 Prospect Drive

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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

our community cannot support short term rentals for the following

- Drain on our water system - two people apply many more show up
- Difficulty & distance from town in case of emergency
- Lack of respect for our community
  - excessive speed of vehicles (noise)
  - trespassing on other's property
  - garbage not removed from beach / thrown in out houses
- Lack of policing from Princeton RCMP
- Lack of supervision of homeowners / the property managers

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

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](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** H2023.031-TUP

**FROM:** Name: Nigel Magdanz  
(please print)

Street Address: \_\_\_\_\_

Date: 3/12/23

**RE:** **Temporary Use Permit (TUP)**  
**221 Prospect Drive**

RECEIVED  
Regional District

DEC 07 2023

101 Martin Street  
Penticton BC V2A 5J9

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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 Increased safety concerns
- ② Increased pressure on already stressed clean water supply
- ③ Increased negative pressure on missezola property owners funded infrastructure such as boat docks, beach facilities etc.

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# Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5L9

Tel: 250-492-0237 / Fax: 250-492-0053 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.031-TUP

FROM: Name: DOUGLAS HEAD  
(please print)

Street Address: \_\_\_\_\_

Date: NOV/20/2023

RE: Temporary Use Permit (TUP)  
221 Prospect Drive

My comments / concerns are:

- I do support the proposed use at 221 Prospect Drive.
- I do support the proposed use at 221 Prospect Drive, subject to the comments listed below.
- I do not support the proposed use at 221 Prospect Drive.

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 My REASON IS FOR THE INFRASTRUCTURE IS NOT UP TO YEAR ROUND USE
- ② ROAD CONCERNS - GRADING - SNOW REMOVAL - DISCONTINUED
- ③ WATER INTAKE CAPACITY
- ④ MAIN ROUTE FOR 200 LOTS.

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