

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: Jennifer & Bill Anderson
(please print)

Street Address: [Redacted]

Date: Feb. 23/23

**RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
413 Hody Drive**

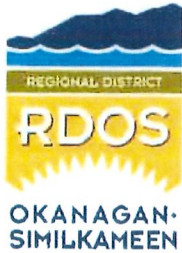
My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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.

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.



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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: Anne Brogden
(please print)

Street Address: _____

Date: Feb 27, 2023

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
413 Hody Drive**

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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 dead end street and extra traffic - we don't need!

'Holidays' tend to be parties and often have no respect for neighbours. We are a wonderful neighbourhood where people respect each other, and we want to keep it this way.

RECEIVED
Regional District

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

MAR 02 2023

101 Martin Street
Penticton BC V2A 5J9

Kerri-Lynn Grell

From: bob and sheila daly ·
Sent: March 2, 2023 10:30 AM
To: Planning
Subject: TUP application 413 Hody Dr

Follow Up Flag: Follow up
Flag Status: Flagged

We wish to express our opposition to the granting of a Temporary Use Permit to allow for a vacation rental to 413 Hody Drive. We live on Eastside Rd. within 100 m of the Hody Drive property and in a neighbourhood zoned residential. Allowing for vacation rentals in a residential zoned neighbourhood is not only disrespectful to the neighbours but contrary to the Official Community Plan.

The RDOS has been responsive to the need for long-term rentals for people who want to live and work in our community by encouraging secondary suites in homes able to accommodate them. Converting residential homes to vacation rentals seriously depletes the long-term rental availability.

The applicant has indicated that it will be five years before he retires and moves full-time to Okanagan Falls, and intends to renew his TUP application each year until then. His application implies that his family will use the house occasionally in between vacation renters. He also suggests that rental funds will be used to maintain and improve the property.

Our suggestion is that the applicant either rent his house out to long-term renters until he is retired and moves into the house permanently, or put in a secondary suite according to RDOS regulations which will not only allow him to fund the maintenance and improvements on his property, but to provide a local resident with long-term accommodation.

We appreciate the opportunity to respond to this application.

Sincerely,

Bob and Sheila Daly

Kerri-Lynn Grell

From: dixonr
Sent: February 22, 2023 11:01 AM
To: Planning
Subject: Regarding the Temporary Use Permit application for 413 Hody Drive in Okanagan Falls Lot3 District Lot337SDYD Plan 31967

Follow Up Flag: Follow up
Flag Status: Flagged

Dear RDOS planning,

Is there a process to make Hody Drive in Okanagan Falls ineligible for AirBNB type temporary use?

As you are probably aware we currently have another application for a Temporary Use Permit "vacation rental" at 413 Hody Drive, in Okanagan Falls.

The same arguments that applied to the 476 Hody application (last year), apply to the 413 Hody Drive application

The following is just a small portion of the arguments against allowing this type of temporary use on Hody Drive:

Regarding the Temporary Use Permit application for 413 Hody Drive in Okanagan Falls Lot3 District Lot337SDYD Plan 31967

We are writing to ask that this Temporary Use Permit request be denied.

Hody Drive is a residential street in Okanagan Falls, and has been for, long before the 24 years we have had a residence at 445.

Most of the residence on Hody Drive are owner used with a very small percentage as long term rentals.

The Hody Drive neighborhood is not suitable for hotel, motel, hostel, AirBNB etc temporary type use.

The homes in the commercial zoned area of 7th and 8th of Okanagan Falls would be much more suitable for this type of use.

From our experience these temporary use homes bring people mostly intent on partying, making louder than normal noise, cause parking issues, drive faster than anyone should on this quiet street and often are disrespectful of the peace and normalcy of a residential neighborhood.

There is currently an extreme shortage of long term rentals in our area.

The residence at 413 Hody Drive in Okanagan Falls would be an ideal addition to the long term rental market (if the intent of the owners is to get money off this property).

Tradesman, teachers, nurses and other professionals, etc need available long term rentals to come to our area to become established and make a life here.

Many of these workers are not coming because of this lack of available long term accommodation.

All the neighbors that we have discussed this with are NOT in favor of this proposal for temporary vacation rental use at 413 Hody Drive.

Please do the right thing and deny the proposed temporary use permit for 413 Hody Drive (Lot3 District Lot337SDYD Plan 31967), Okanagan Falls.

Robert and Susan Dixon

Okanagan Falls

Back to our opening line, Is there a process to make Hody Drive in Okanagan Falls ineligible for AirBNB type temporary use?

Kerri-Lynn Grell

From: Sue Everal'
Sent: February 24, 2023 8:07 AM
To: Planning
Subject: FEEDBACK ON D2023.006-TUP 413 Hody drive Okanagan Falls

Follow Up Flag: Follow up
Flag Status: Flagged

We DO NOT support the proposed use at 413 Hody Drive.

We feel before approving or granting any TUP Applications on Hody Drive and other residential areas it is up to RDOS to take steps to enact a bylaw and to govern short term rentals .

They should encompass the following principals:

- make it MANDATORY to have persons on title living FULLTIME and present on property while short term rentals are in place.
- Mandate new revised rules and enforce them. Before this happens no TUP applications should be granted. (The reason I state enforcement is because the TUP application # D2022012 that was submitted last summer at 476 Hody Dr. brought to light contraventions to the zoning regulation of RS2 residential properties and was not enforced by RDOS . A stop order was put in place for an illegal suite and the owner withdrew his application BUT continues to advertise rentals with the same number of illegal suites he initially applied for in his application.)

Long term rentals have proven to be successful on Hody Drive. These renters respect the neighbourhood and provide support to the local business's and schools. With fewer rentals available in Okanagan Falls now and growing jobs in the area (with Avery Farms and the pub reopening) there looks to be a need for more long term rentals, not short term.

There are many elderly retired folks and some with handicapped family members which will be affected by the speeding and excessive amount of vehicles with renters which will create a disturbance and safety concerns. The street is very narrow with no sidewalks and there is very limited parking with boats and trailers being parked on the side of the roads. The summer is even busier with guests of the owners at these homes. This certainly increases the sewer and sanitation in Okanagan Falls and inviting short term rentals will increase this even more. After speaking with the past director of area D this seemed to be a big concern.

Please check the management company mentioned in this application to ensure it is legitament a few of the neighbours heard that their elderly parents in Penticton will act as their property managers. The neighbours within close proximity to this application have not given the owner their blessing as he mentioned in his application . The neighbour on one side is a long term renter with an absent homeowner and the other side also has an absent homeowner since they are doing renovations.

Another huge concern is theft and safety on this street. All of us neighbours look out for each other and we respect each other. A continuous flow of strangers entering our street will not offer safety.

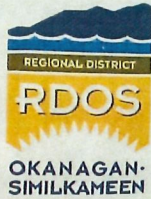
If the owner lives full-time in the house with short term renters they can immediately deal with any problems or situations that may arise such as the continuous loud partying and lack of respect to the neighbors . With a pool at this location loud partying might be a continuous problem.

Thank you for taking the time to listen to the voices on Hody Drive. We all have worked hard to create this great neighbourhood with great respect and care for each other.

Yours truly,

Susan and Roy Overall

Okanagan Falls, BC.



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

TO: Regional District of Okanagan Similkameen FILE NO.: D2023.006-TUP

FROM: Name: Tom + Debbie Fadden
(please print)

Street Address: [Redacted]

Date: Feb. 28, 2023

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
413 Hody Drive

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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 would much rather keep our quiet street to local residents - being year round or even mostly summer. We bought our home here in 2018 and have been maintaining + improving our property over time, hiring local contractors, our local kitchen/bathroom specialist etc. We also balance our time between here + our home in Abbotsford where our children + grandkids live. We have been welcomed by most of the residents on our street + have made several friends - a real community feeling. We are very concerned with the increased traffic that a vacation rental would entail. We have grandchildren riding bikes + walking several months of the year - especially spring + summer when a vacation rental would be busy. We do NOT want vacation rentals period on this street.

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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Kerri-Lynn Grell

From: Stevens, Madeleine
Sent: March 17, 2023 11:47 AM
To: Planning
Subject: FW: TUP- Electoral Area "D" - 413 Hody Drive - Fortis Property Referral #2023-233 - Due Mar 20 - Okanagan-Similkameen
Attachments: D2023.006-TUP Referral Sheet.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns considering this application is to use an existing structure.

Thank you,

Maddi Stevens, MET
Planning & Design Zone 5
T: (250) 868-4508
C: (250) 212-7960
E: madeleine.stevens@fortisbc.com



From: Referrals <Referrals@fortisbc.com>
Sent: Thursday, February 16, 2023 2:39 PM
To: Zone 5 Property Referrals <Zone5PropertyReferrals@fortisbc.com>
Subject: TUP- Electoral Area "D" - 413 Hody Drive - Fortis Property Referral #2023-233 - Due Mar 20 - Okanagan-Similkameen

Fortis Property Referral #2023-233

Hello,

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **March 20, 2023**.

If FortisBC Energy Inc. is affected, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Liz Dell
Lands Department, Property Services Assistant
16705 Fraser Highway | Surrey BC V4N 0E8
P: 778-578-8038 / liz.dell@fortisbc.com



From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Thursday, February 16, 2023 1:17 PM
To: jcvitko@sd53.bc.ca; Ok Falls Fire Department <okfire@shaw.ca>; Referrals <Referrals@fortisbc.com>
Subject: [External Email] - Temporary Use Permit Referral - Electoral Area "D" - 413 Hody Drive

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

Re: Vacation Rental Temporary Use Permit Application at 413 Hody Drive

Application Webpage: [D2023.006-TUP | RDOS](#)

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a temporary use permit.

Please find attached a referral for a Temporary Use Permit and a link above to the Temporary Use Permit application, draft permit, and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

Once reviewed, if you have any comments/concerns, please forward them to planning@rdos.bc.ca by **March 20, 2023**.

Regards,



Shannon Duong, MRM • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-490-4384 • tf. 1.877-610-3737 • f. 250-492-0063
www.rdos.bc.ca • sduong@rdos.bc.ca

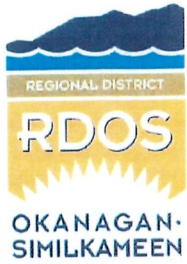
I acknowledge that I work within the traditional, unceded territory of the syilx people in the Okanagan Nation.

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: PHIL & SHELLEY HAIG
(please print)

Street Address: _____

Date: MAR 1/23

RE: **Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
413 Hody Drive**

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody Drive.

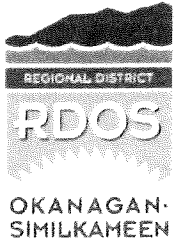
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AS LONG AS PROPERTIES HAVE ENOUGH PARKING FOR THE TENANTS. THEY SHOULD BE REQUIRED TO PARK ON THE OWNERS PROPERTY

IN THE PAST THERE HAVE BEEN A COUPLE SHORT TERM RENTALS VERY CLOSE TO US. THEY WERE RENTED WEEKLY, EVERY SUMMER, AND WE DO NOT RECALL ANY ISSUES.

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2023.006-TUP

FROM: Name: GERHARD KLETKE
(please print)

Street Address: _____

Date: MARCH 03, 2023

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
413 Hody Drive

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody Drive.

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HAVING A B & B ON OUR STREET WILL CREATE MORE TRAFFIC,
AND I FOR ONE, CAN DO WITHOUT IT

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RDOS

OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2023.006-TUP

FROM: Name: MARIANNE L. KOGGE
(please print)

Street Address: _____

Date: Feb. 27th, 2023

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
413 Hody Drive

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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.

My concerns are as follows:
Hody Drive is a nice peaceful neighborhood. Many of us living here
(including myself) have lived here for a long time.
Hody Drive is a long narrow winding Road with a cul-de-sac at
the end and a "No Exit" sign visible when you turn onto Hody Drive.
Mostly only local traffic going through. This would change if you
would approve the application for the "temporary Use Permit" for the
Vacation Rental Use at 413 Hody Drive.
Many different people (Vacationers) would be coming and going.
This would create a lot more traffic and noise.

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: Jacquie + Vic Martens
(please print)

Street Address: _____

Date: _____

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
413 Hody Drive**

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody Drive.

We do not support short-term vacation rentals at 413 Hody Drive and were never consulted regarding our opinion. We feel the house would be better suited for long term rentals as there appear to be so few in the area. Short term rentals would result in higher noise levels, security issues, and excess cars on a street with limited parking. Security is a significant factor considering the closest police station is 25 minutes away. We understand that many residential neighbourhoods that have allowed short term rentals now regret that decision due to the “party” atmosphere which seems to follow those situations. Thank you for reviewing our submission.

RECEIVED
Regional District

MAR 17 2023

Vic and Jacquie Martens

101 Martin Street
Penticton BC V2A 5J9

Kerri-Lynn Grell

From: Orian Hartviksen
Sent: February 28, 2023 10:18 AM
To: Shannon Duong
Cc: Sue Overall
Subject: Re: Feedback on TUP - D2022.06 (413 Hody Dr, Okanagan Falls) - additional comments

Follow Up Flag: Follow up
Flag Status: Completed

We have just learned that the owner of 413 Hody Dr. has already listed that property on VRBO with availability stating in May. Since this is being done without the authorization of a TUP, we urge RDOS to put a stop to this rental.

Since the owner doesn't want to play by the rules already, we doubt his ability to manage and control a short term rental within the parameters of maximum guests, noise, parking etc.

<https://www.vrbo.com/en-ca/cottage-rental/p9781852?arrival=2023-05-01&departure=2023-05-29>

Orian Hartviksen

Alf Hartviksen

On Feb 23, 2023, at 1:36 PM, Shannon Duong <sduong@rdos.bc.ca> wrote:

Hi Orian and Alf,

Thank you for your comments regarding Temporary Use Permit Application No. D2023.006-TUP, which involves the property at 413 Hody Drive.

I have added your comments to the application and will ensure that they are provided to the Board for their consideration.

Regards,

<image003.png> **Shannon Duong**, MRM • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-490-4384 • tf. 1.877-610-3737 • f. 250-492-0063
www.rdos.bc.ca • sduong@rdos.bc.ca

I acknowledge that I work within the traditional, unceded territory of the syilx people in the Okanagan Nation.

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From: Orian Hartviksen <orian@rdos.bc.ca>
Sent: Thursday, February 23, 2023 12:50 PM
To: Planning <planning@rdos.bc.ca>
Subject: Feedback on TUP - D2022.06 (413 Hody Dr, Okanagan Falls)

Orian Hartviksen

Okanagan Falls, BC
V0H 1R7

WE DO NOT SUPPORT THE PROPOSED USE AT 413 HODY DRIVE

We are very concerned about authorizing a short term vacation rental on Hody Drive. Hody Drive is a quiet, residential cul-de-sac neighbourhood, with little on street parking, no sidewalks and a variety of residents, from young families to seniors. The majority of homes have close proximity to neighbours. In the summer months, there is already increased traffic and parking issues as residents have many visitors.

We are opposed to allowing short term rentals at this property:

- In his application the owner stated he consulted his immediate neighbours. On one side the property is vacant while being renovated by a developer. On the other side the property is a long term rental. 413 is at the end of a cul-de-sac. The 2 permanent neighbours directly across the street were not consulted. The owners of the third house across the street are rarely here in the winter, so likely were not contacted.
- While residents often have parties and may cause brief disturbances, they are respectful of their neighbours and do their best to consult with neighbours, conform to noise bylaws, and not affect the use and enjoyment nearby properties. This is rarely the case with short term rentals. While this house is not on the lake, it has a pool, which invites the opportunity to party.
- A property manager living and working in Penticton is still 20-30 minutes away. Plenty of time for disruption to calmed down and evidence hidden.
- The owner states that short term rentals would support local businesses. This is the case for many tourists who come to the Okanagan, visiting wineries, buying ice cream cones at Tickleberries, and going to restaurants, but the majority do all their shopping for their short stay BEFORE they arrive here.

We live at 413 Hody Drive. The house on our south side will likely go up for sale again this spring. It has a legal suite in a secondary building. We are praying that the next owner does not attempt to get a TUP for short term rentals. With few homes on or close to the lake in Okanagan Falls, there are limited opportunities to develop vacation rentals, which reap substantial income for the owners yet do little or nothing for the local economy or development of a cohesive and thriving community. This is not what our neighbourhood wants or needs.

Currently RDOS is working on new guidelines or bylaws for short term rentals. Perhaps if regulations are tightened, and owners/property managers live on site, There may be more room for discussion. Provided, of course, that the regulations are enforced. Last year another property on the street applied for a TUP (subsequently withdrawn) for 2 suites, one of which was illegal. Apparently the RDOS put a stop work on the second suite, but the owner is still advertising 2 suites for rent. So no enforcement there.

This house would be better used as a long term rental. There are few rentals available in the area. And with the growing jobs in Okanagan Falls (eg. Avery Farms and the reopening pub) there will be a greater need for housing. A manager at UEE once told me most of their staff live in Penticton or Oliver as they couldn't find places here.

Please pass on our strong opposition to this application. We look forward to a public hearing.

Orian Hartviksen

Alf Hartviksen

, Okanagan Falls V0H 1R7

About this rental

- **House**
- **3 bedrooms**
- 5 beds
- Sleeps 8
- **3 bathrooms**
- 3 full baths
- **Spaces**
- Kitchen
- Living Room
- Deck/Patio

Welcome to our newest listing - Hody House!

Hody House is true luxury in the beautiful Okanagan valley. This house is made for those seeking a wine country get-away or the perfect setting for a small multi-generational family get-together. The house has undergone recent renovations to make it safe and enjoyable for all guests.

The house sits on a scenic plot near Okanagan Falls. The property is a peaceful place to kick back and savour the charm of wine country living. It offers a secluded location in a quiet cul-de-sac with expansive patio area and options for playing in the salt-water pool, hosting a BBQ or simply lounging and taking in the views.

The upstairs is comprised of 3 large bedrooms, one with a king bed, and ensuite bathroom featuring a jetted tub and double sided fireplace! The beautifully laid out kitchen is a chef's dream - stove and oven, large sink, dishwasher and coffee bar. The patio doors lead out to the BBQ and large patio table seating 8. The living room and dining area are wide open and very welcoming. Sit back and relax on the brand new furniture, take in the view or take in the game on the big screen TV.

Downstairs features a heated area with Foosball, Air Hockey and beach toys including a single kayak.

The backyard is below street level and is very private and fully fenced. The salt water pool is heated, and is approximately 10 x 14. There are plenty of comfortable seating options on the tiered landscape. We have supplied plenty of pool towels, life jackets for the littles, and some toys.

This property truly has it all. We look forward to welcoming you to our home!

POOL: Operational from April through to mid October.

**This property is managed by Cécile Renée Gratton, a local property manager. Cécile Renée maintains the highest standards to ensure guests are well looked after before,



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SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2023.006-TUP

FROM: Tara Mathison (please print)

Street Address: _____

Date: May 8/23

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
413 Hody Drive

My comments / concerns are:

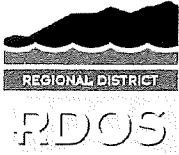
- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody Drive.

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

Hody Drive is not a suitable road for vacation rentals. The road is so narrow that cars cannot pass one another in certain spots. Also, most houses are occupied year-round, not just on weekends/holidays. Being subjected to a series of strangers who do not have a long-term commitment to the neighborhood would make living on Hody Drive difficult/undesirable. 413 Hody Drive in particular, is not a suitable rental property as it does not have sufficient on-site parking. Realistically, guests would park their cars on the road which would create a problem for the neighbors.

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 (Risque de Confidentialité) ("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

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen FILE NO.: D2023.006-TUP

FROM: Name: SK.P. & SUE MAREY
(please print)

Street Address: _____

Date: 25 FEB '23

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
413 Hody Drive

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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.

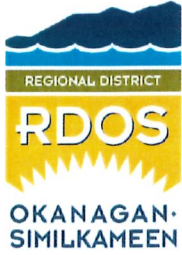
- SHORT TERM RENTAL BUSINESS SHOULD NOT BE LOCATED WITHIN A RESIDENTIAL AREA

- ANY ISSUES THAT MAY ARISE CANNOT BE ADDRESSED PROMPTLY DUE TO "OUT OF TOWN" PROPERTY OWNER AND LACK OF POLICE PRESENCE IN OK FALLS

- WE ARE WITHIN 100' OF 413 HODY DRIVE. WE UNDERSTAND FROM NEIGHBOURS THAT HAVE SPOKEN TO THE RDOS ABOUT THIS APPLICATION THAT HE TOLD THE RDOS NEIGHBOURS ARE OK WITH THIS APPLICATION. HE HAS NOT SPOKEN TO US.

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

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: John & Penny Menu
(please print)

Street Address: _____

Date: Feb. 23, 2023

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
413 Hody Drive**

My comments / concerns are:

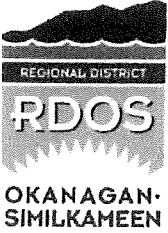
- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody Drive.

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 do not want our neighbourhood to change from a family oriented street to a busy and noisy oriented area.

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: Gordon D. Schmidt
(please print)

Street Address: _____

Date: Feb 27 / 2023

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
413 Hody Drive

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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 absolutely 100% DISAPPROVE of any TUP on Hody Drive. I purchased an expensive home in a community, not a revolving short term rental street. If you allow 1 TUP, you will be inundated with several. Security of our properties will be in jeopardy, activities ~~at~~ on and around the area will drastically increase and our neighborhood will drastically change. There are areas specifically zoned for TUPs and if that is what owners want, then purchase there. DO NOT make any exceptions from teary eyed owners with a sob story. They can rent out the property long term. They just want to make money, not make a community!

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

Why is this property almost totally booked from VRBO for the days between mid May through mid August?

Kerri-Lynn Grell

From: Gord Schmidt
Sent: February 28, 2023 12:20 PM
To: Shannon Duong
Subject: TUP 413 Hody Drive

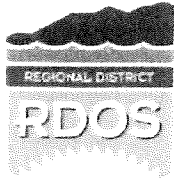
Follow Up Flag: Follow up
Flag Status: Flagged

Dear RDOS bylaw department:

We live on Hody Drive in the beautiful community of OK Falls. We went onto the VRBO website and found that the property of 413 Hody Drive has already been advertised for summer short term rentals. According to the website, almost all of dates from mid May to mid August have already been booked. They start with a 3 day minimal rental to a 5 day minimal rental during the summer months. It appears that rules and regulations are being ignored even before the board has discussed the authorization of a TUP let alone approval. If approval is given, the floodgates will be opened for other home owners on the street to do likewise. Please prevent all TUP applications so as to protect our "community" and stop the street from becoming full of tourists.

Gordon Schmidt

Sent from my iPad



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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: Lisa Schmidt
(please print)

Street Address: _____

Date: Feb 27, 2023

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
413 Hody Drive**

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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 moved to Hody Drive to retire. We love our quiet street with incredible neighbors. We do have a few long term rentals and have no issues with that. Having (zero) restrictions on TUP's is not even something we want to discuss or keep having to submit our feedback on other future properties. Why do we have to keep fighting to preserve our street??? TUP's erode friendly neighborhoods i) more traffic, new people coming & going every few days, increased security risks, higher usage of HO & increased garbage are just a few of the many factors why we DO NOT support TUP's. We have a multi million dollar home and we would never have purchased this home if we knew TUP's were approved. Our property value will decrease if you continue to allow TUP's on our street

No No No No !!

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

Feedback Form

Regional District of Okanagan Similkameen
 101 Martin Street, Penticton, BC, V2A 5J9
 Tel: 250-492-0232 / Fax: 250-492-0063 / Email: rdos@rdos.bc.ca

RDOS
 OKANAGAN
 SIMILKAMEEN

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: BARB STEVENSON
 (please print)

Street Address: _____

Date: February 24, 2023

RE: **Temporary Use Permit (TUP) Renewal - "Vacation Rental" Use**
413 Hody Drive

My comments / concerns are:

I do support the proposed use at 413 Hody Drive.

I do support the proposed use at 413 Hody Drive, subject to the comments listed below.

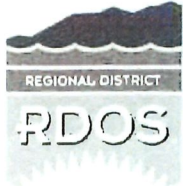
I do not support the proposed use at 413 Hody Drive.

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 live in a quiet neighborhood. There was a few
hours traffic. I was shocked and disappointed. I was
sorry I do support the proposed use at 413 Hody Drive
but in this situation I need some idea how to
my concerns do not want to talk about the
one day around

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 (FIPPA) [PIPA]. 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, 250-492-0232.



OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: JOHN D. THOMAS
(please print)

Street Address: _____

Date: 25 FEB 2023

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
413 Hody Drive**

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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.

THESE USES ARE ALMOST ALWAYS NOISY IN THE EVENING AND NIGHTTIME.

THE OUTDOOR POOL AND PATIO APPROXIMATELY 70 FEET AWAY IS ALMOST CERTAIN TO DISRUPT THE TRANQUILITY OF THIS RESIDENTIAL ENCLAVE

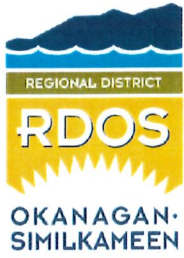
RECEIVED
Regional District

MAR 02 2023

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

101 Martin Street
Penticton BC, V2A 5J9

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: Kevin Tom
(please print)

Street Address: _____

Date: 15/03/2023

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
413 Hody Drive**

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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.

Vacation rentals reduces long term rental inventory where there is presently an enormous shortage.

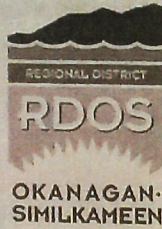
It negatively impacts the hospitality industry, particularly, the motels and hotels, and they have an unfair advantage.

Short term renters do not respect the neighborhood, particularly given, they may never return. Hence a property manager, would not be able to control unwanted behavior, such as excessive noise and parties.

The neighborhood feels relatively safe, as most people are aware of the occupants at most homes. With vacation rentals, it's concerning having a different occupant every few days. Neighbors will need to exercise more diligence.

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2023.006-TUP

FROM: Name: Ed Williamson
(please print)

Street Address: [REDACTED]

Date: February 27, 2023

RE: **Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
413 Hody Drive**

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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.

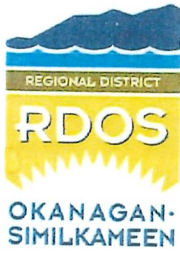
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1. THIS IS A RESIDENTIAL NEIGHBOURHOOD...not a resort neighbourhood
2. We all know that vacationers DO NOT buy groceries or expenditures that support the local economy....they bring consumables with them
3. If money is what's needed, then rent the property long term, to a working family that actually support the community.
4. Short term vacation rentals destroy communities as it removes all properties that would otherwise be available to workers (like the new businesses on the old Weyerhaeuser operations.) At the town hall meeting they talked about the need for housing to support these operations....DONT TAKE ANOTHER ONE AWAY
5. The applicant says he spoke to the neighbours. Well, that's funny, cause one of the neighbours rents multiple rooms in his house to way too many people (6-8 vehicles there including a motorhome on the street people live in from time to time) but the RDOS says they have no control. That same neighbour supported the illegal conversion of a single family home across the street to 4 illegal suites...and acts as the property manager there. (At least is the contact).
6. The street is home—has been the long term home—to many many people still there because they love the serenity the calm the security and the safety. They are aging and walk daily, to the store or to the mail box and to have coffee. It's barely safe now due to the many pot holes, the lack of road shoulders, boats, cars and trailers parked on the side of the road as well. It's becoming more unsafe to walk....can you imagine with an increase of up to 4 vacationer cars every week... who, A) don't know the street, B) don't realize there are frail elderly walking at all times of the day ...imagine the increased risk to these long time tax paying citizens
7. NOT TO MENTION, there are two handicapped residents who walk their dogs, or wonder into the street. The residents know these individuals and take care. STRANGERS HAVE NO IDEA.....and the increased risk to those individuals is immense
8. PLUS: many of the residents now have young grandchildren. These little ones activity can be unpredictable, but we as residents all watch out for each other and are aware of whose around and watch out for each others grandkids...strangers (up to 8 strangers a week...potentially for 24 weeks, that's almost 200 strangers in 6 months who won't understand the dynamics of the quaint street). THIS IS AN IMMENSE ADDED RISK.
9. We have little police presence, despite paying for police. There were numerous versions and destruction of homes in to a few years ago. We all watch out for each others property and know when there is a stranger. With up to 200 people in and out of one residence, the ability to protect each other is vastly diminished.

PLEASE, LETS STOP THE DESTRUCTION OF THE NEIGHBOURHOODS AS WE KNOW THEM BY STRANGERS WHO JUST WANT TO MAKE A BUCK.

Rent the house, if you need to...but rent it to people who need a home so they can work, and where their kids can go to school safely, not a place to have a vacation with all their friends. That's what hotels and motels are for....support them.



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2023.006-TUP

FROM: Name: NORMA WILLIAMSON
(please print)

Street Address: _____

Date: FEBRUARY 23, 2023

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
413 Hody Drive

RECEIVED
Regional District

MAR 06 2023

101 Martin Street
Penticton BC V2A 5J9

My comments / concerns are:

- I do support the proposed use at 413 Hody Drive.
- I do support the proposed use at 413 Hody Drive, subject to the comments listed below.
- I do not support the proposed use at 413 Hody 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.

THIS IS A QUIET RESIDENTIAL NEIGHBOURHOOD - WE
DON'T WANT MORE TRAFFIC AND NOISE.

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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~~Feb 23 2023 EUP~~