

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2023.015-TUP

Approval Recommended for Reasons
Outlined Below

Interests Unaffected

Approval Recommended Subject to
Conditions Below

Approval Not Recommended
Due to Reasons Outlined Below

Signature: 

Signed By: Dennis Smith

Agency: Naramata VFD

Title: Fire Chief

Date: May 16, 2023

Lauri Feindell

Subject: FW: Bylaw Referral - (Project No. E2023.015-TUP)
Attachments: Referral Sheet E2023.015-TUP.pdf

From: Naramata Fire Chief <NaramataFC@rdos.bc.ca>
Sent: May 17, 2023 12:42 PM
To: Fiona Titley <ftitley@rdos.bc.ca>
Subject: RE: Bylaw Referral - (Project No. E2023.015-TUP)

Hi Fiona.

This proposal doesn't affect our service.

Thanks 😊

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

Lauri Feindell

Subject: FW: Bylaw Referral - (Project No. E2023.015-TUP)

From: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Sent: May 16, 2023 3:47 PM
To: Fiona Titley <ftitley@rdos.bc.ca>
Subject: RE: Bylaw Referral - (Project No. E2023.015-TUP)

Fiona

The ALC does not regulate vacation rental stays in the ALR.

Regards



Martin Collins,
Regional Planner | Agricultural Land Commission
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6
T 604-953-6673 |
www.alc.gov.bc.ca

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May 24, 2023

Fiona Titley
Planner II
Regional District of Okanagan Similkameen
Development Services
Via email: ftitley@rdos.bc.ca

Re: Temporary Use Permit (TUP) Application No. E2023.015-TUP
1135 McPhee Road (Lot 2, Plan KAP17934, District Lot 207, SDYD, Except Plan 22152)

I am writing to you today to voice my opposition to granting a TUP for the operation of ‘vacation rental’ at the above address. The main problem I have is with the RDOS continuing to allow the rental of entire homes in our community by the night with no owner or long-term resident onsite. I also take issue with the fact that this business venture (vacation rental) is taking place on a residential property. A residentially zoned property is intended to be a residence for residents of the community. Further, the number of people in the rental and no owner on site is a recipe for all night parties and noise until the wee hours. We have unfortunately experienced this firsthand at several homes around us since the beginning of this season and last season (both TUP permitted and not). Although this application is only for a maximum of 4 people when there is no owner or resident onsite, there’s no way of knowing if those numbers are being adhered to.

If the owners wanted to live on the property themselves or rent out part of the house to a long-term resident (ie. Month to month rental) and rent out the basement or the upstairs, or a room or two by the night, I would support this application.

After living in our home for over 18 years now, we have noticed big changes in our neighbourhood, particularly in the past 5 years. We no longer have year-round neighbours, we have different “neighbours” every week. Unfortunately, this is the case in all but 1 of the 5 homes abutting our property currently. The rest of the year these homes are mostly empty – what a shame. This home does not abut our property but is located across the street so parties and noise will still be heard.

The current TUP rules do nothing to protect our community from further becoming an off-season ghost town. If we continue down this path of allowing too many homes in our community to be 100% utilized for business purposes and rented by the night there will be no children for the school, no year-round customers for the businesses and a loss of our amazing sense of community in Naramata. Communities that thrive and survive are about balance. I sincerely hope the RDOS adds some rules as part of the new OCP to bring balance back to our community by allowing vacation rentals only when an owner or long-term resident is also on the property.

Perhaps no more applications should be considered until the OCP is completed.

Sincerely,

Dawn Lennie

Naramata

Cc: Adrienne Fedrigo, Electoral Area E Director
Via email: afedrigo@rdos.bc.ca