

Proposed Temporary Use

Temporary Use Permit Application: 6981 Chute Lake Rd, Naramata BC. Electoral District E

Purpose:

To seek approval for a 3-year temporary use permit to allow four recreational vehicles as accessory dwellings to provide a reasonable timeline to a) find alternative housing options for those impacted, and/or b) Find a way to comply with the regional district zoning bylaws for the LH1 property in question.

Considerations:

In considering the approval of this temporary use application, we ask the board members to account for the following:

- These residents have been living on this property in RVS for many years without incident.
- Currently, these residents are using an outhouse for black and the main house for grey water such as a shower. There is only one resident in the main four-bedroom house with a child staying periodically. Therefore I believe that the septic system is able to handle the extra grey water.
- Each trailer has 15 amp electric service as well as a 3/4" waterline.
- Given the current housing crisis compounded by rental affordability within the district, the eviction of these individuals would contribute to the growing number of displaced, unhoused and precariously housed numbers within the RDOS and surrounding communities.
 - Although there is no data reflecting the current housing availability rates for the RDOS, we defer to the current statistics for the City of Penticton which is at 1%, down from 2.1% in 2019 according to the Canadian Mortgage and Housing Corporation.
 - The displacement of these individuals may inevitably lead to the displacement of innumerable others living in similar situations within the RDOS and may contribute to the growing unhoused populations, resulting in homeless encampments within the RDOS.
 - I believe it is worth noting that I as the property owner could be maximizing my profits by using the house as a vacation rental and the RV lots as a short-term campground. I have chosen not to go this route in order to serve the community by adding much-needed affordable housing. I reluctantly agreed to allow these residents to reside on my property when it was apparent that they had nowhere else in the area to go.
- The inability to secure local and affordable housing within the area may result in the inability of the impacted individuals to maintain their long-term employment in Naramata, resulting in undue hardship to those forced to vacate as well as their employers who will need to accrue new

staffing. Please refer to the included letters from said employers, who are in favour and support the approval of the temporary use permit.

- The current complaint lodged against the property is the only complaint that has been filed against the property. The property is not considered to be a nuisance property and the complaint reflects a lone neighbourly dispute initiated by a sound complaint from gravel processing on the property- which is for use on the property and therefore not in conjunction with the current activities allowed on the property.
 - Please refer to the included letters of support.
- In alignment with other governing bodies, including the provincial and federal governments who have implemented a housing-first strategy and have provided leniency to those sheltering in atypical scenarios.
 - For example, the Ministry of Forests Lands and Natural Resources currently has a stand-down order for those camping on crown land. Typically, those who reside on crown land for more than 14 days would receive a trespass notice and be forced to move. Given the current housing climate and lack of available rental options, FLNRO no longer issues these notices unless there is a significant environmental impact and allows for individuals to reside on crown land indefinitely.
- The recreational vehicles currently residing on the LH1 property do not have a negative impact on the local environment. There is a privy that is currently being used by the individuals residing in the RVs, to allow showers to take place in the principal dwelling.
- We applaud the RDOS for considering the approval of allowing mobile homes as accessory dwellings for rural properties exceeding 4 hectares and request that the same deliberation that brought this change be applied to the current living situation for the property to allow sufficient time for allowable structures and/or alternatives to be put in place.
 - We acknowledge that the local bylaws and zoning principles are in place for a purpose, and we request that given the above notes, the residents and landlord be provided with adequate time to facilitate and action a plan in alignment with these bylaws that will allow the individuals to secure permanent housing in their home community.

Conclusion:

In conclusion, we request that the esteemed board members take into account the impact and undue hardship the imminent eviction will have on those residing on the property, the numerous individuals who support the approval of a temporary use permit and the low environmental impact that the recreational vehicles are imposing on the property.