

Lauri Feindell

Subject: FW: TUP Referral (Project No. H2023.025-TUP) - Fortis Property Referral #2023-1384
Attachments: Referral Sheet H2023.025-TUP.pdf

From: Referrals <Referrals@fortisbc.com>
Sent: October 23, 2023 10:48 AM
To: Planning <planning@rdos.bc.ca>
Subject: TUP Referral (Project No. H2023.025-TUP) - Fortis Property Referral #2023-1384

Fortis Property Referral #2023-1384

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



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: November 6, 2023 4:45 PM
To: Planning
Subject: Missezula Lake Rd, 108, RDOS (H2023.025-TUP)

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 Missezula Lake Road.
- 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



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Feedback Form

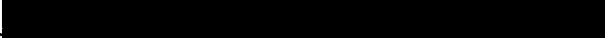
OKANAGAN
SIMILKAMEEN

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** H2023.025-DVP

FROM: Name: JORDAN MARLOWE
(please print)

Street Address: 

RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missezula Lake Road.

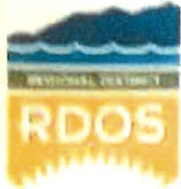
All written submissions will be considered by the Regional District Board

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 submitted to the RDOS office prior to the Board meeting upon which this TUP application is considered.

All representations will be made public when they are included in the Board Agenda.

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Feedback Form

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A 5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-DVP

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

Street Address: [REDACTED]

RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

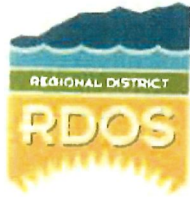
- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missezula Lake Road.

All written submissions will be considered by the Regional District Board

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

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Feedback Form

Regional District of Okanagan Similkameen

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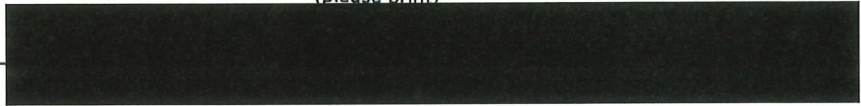
TO: Regional District of Okanagan Similkameen

FILE NO.: H2023.025-DVP

FROM: Name:

Gordon Schimpf
(please print)

Street Address:



RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
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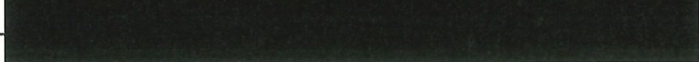
Regional District of Okanagan Similkameen

OKANAGAN-SIMILKAMEEN

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-DVP

FROM: Name: Roger Soide
(please print)

Street Address: 

RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
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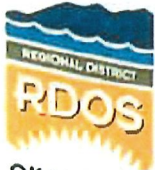
Missezula Lake is a quiet community that is self-funded and self-sufficient. Allowing individuals to rent their properties by the week or weekend will put an undue burden on the community. The common property and facilities are maintained by volunteers who are not paid. Many of the things needed are paid for by donation or by the community fund. Also, residents volunteer their time to maintain things like the beach outhouses, the playground, picnic tables and the docks. All property owners and their visiting family and friends are aware of the rules so there are very few issues that are not solved by the community.

This is not Kelowna, Vernon, Lake Country or Osoyoos where there is a significantly larger base of people to pay for the necessary needs of a community. In these communities you have public pools, public beaches, community centers, as well emergency services (police, ambulance, fire fighters) that can assist when there are problems.

If individual properties function as rental properties for profit they will be putting an undo stress on the community. I would suggest that many of the volunteers, as well as those that make donations, will unfortunately leave our community.

Feedback forms must be submitted to the RDOS office prior to the Board meeting. Your application is considered.

All representations will be made public when they are included in the Board Agenda.



Feedback Form

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

FILE NO.: H2023.025-TUP

TO: Regional District of Okanagan Similkameen

FROM: Name: Lois McKinnon (please print)

Street Address:



Penticton, BC

RE: Temporary Use Permit (TUP) **Application**
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missezula Lake Road.

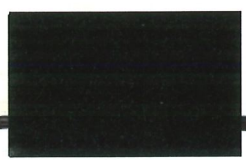
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Refer to attached Memo "Opposition to Vacation Rentals Missezula Lake"

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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*



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen **FILE NO.:** H2023.025-TUP

FROM: Name: Robb & Shelley Semler

Street Address: [Redacted]

NOV 24 / 23 MISSEZULA, BC

RE: Temporary Use Permit Application (TUP)
108 Missetzula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missetzula Lake Road.
- I do support the proposed variances at 108 Missetzula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missetzula Lake Road.

All written submissions will be considered by the Regional District Board

See attached

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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 Civic Address _____

Signature _____

Dated _____

Nov 24, 2023

Missezula

Lauri Feindell

From: Michelle Rotella [REDACTED]
Sent: November 25, 2023 6:43 PM
To: Planning
Subject: Temporary Use Permit Application 108 Missezula Lake Rd

Some people who received this message don't often get email from [REDACTED]. [Learn 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.

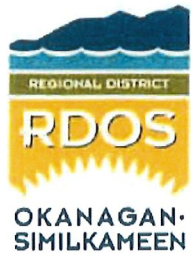
Over the past few years these rentals, which do not have on site representatives while rented have resulted in extremely high occupancy, renters who are not respectful of speed and beach rules, high volume pressure being put on our water source, damage to community facilities, public intoxication, physical 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. We do not feel these Temporary Use properties add value to our community.

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]



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-TUP

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

Street Address: [REDACTED] Missezula Lake

November 20, 2023

RE: Temporary Use Permit (TUP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missezula Lake Road.

All written submissions will be considered by the Regional District Board

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"

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this TUP application is considered.

All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: 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

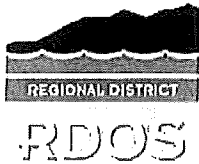
- 1) Impact to community infrastructure which is privately funded and maintained by the MLPOA, Community has experienced damage such as lack of respect for the Memorial Park,
- 2) No onsite medical support in the event of injury to tenants,
- 3) Vandalism, trespassing, and disregard to private property,
- 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.
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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*
- *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*



Feedback Form

**OKANAGAN·
SIMILKAMEEN**

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** H2023.025-TUP

FROM: Name: Graham McCarver
(please print)
Street Address: [REDACTED] Princeton, BC, V0X 1W0
Date: Nov. 29, 2023

RE: Temporary Use Permit – "Vacation Rental Use"
108 Missezula Lake Road

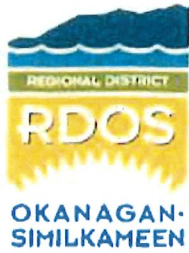
My comments / concerns are:

- I do support the proposed use at 108 Missezula Lake Road.
- I do support the proposed use at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed use at 108 Missezula Lake Road.

Written submissions received 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 noon on the day of the applicable Regional District Board meeting.

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: H2023.025-DVP

FROM: Name: Ken Hickey (please print)

Street Address: [REDACTED]

RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missezula Lake Road.

All written submissions will be considered by the Regional District Board

- 1- This rental adds more demand on an already stressed water system.
- 2- There small and old septic systems cannot handle the demand
- 3- We have numerous complaints of trespassing
- 4- There tenants have no respect for our speed limits in the community.
- 5- These Airbnb's have no benefits to our community they are only a burden to Missezula.

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)

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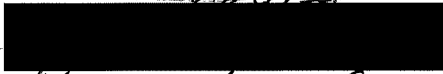
In regards to Airbnb's / rentals at Missezula lake:

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

①

Bryan Berry
Alicia Berry



Kreunton, B.C.
Vox-1000

Temporary use permit (TUP)

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

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 holiday and party and it gets noisy. Marijuana 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 run 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 sign's on the or our fence. They were parking on the road. There was

(2)

or water down with the saw there
the pants are used.

There is a fire pit in the front
yard. We watch metal going out and
see very many at the fire. Just
like the fire burn out all night.
We kind there a front fire here
about 7 or 8 weeks ago. Come over
from 5 A Highway every one was
excited from here. We take the
kind of light it quit a little away
from the house. So being away
for a few months. We had lost everything
the people here. There rents not for
the week one. They is a 192 job here
people own property.

This is a school one. People bring
it out here. Put three small beds down
them. No adults in ~~or~~ near them. So
we had and around in front of house. We
see kids go little and 6 to 8 years old
going around and around probably
from people don't live here don't see
living together to some in here.

We have been here for 40 years. We
~~are~~ think it's got made with the B+B+S
kented out.

We have 4 vehicles + some more in the back
them up the logging roads to have fun.

(3)

They bring these part boats and drive dangerously. There is only a few boat clubs here. They bring these pontoon boats.

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

This used to be a cabin for us. But full time about 1520 ghes. Been myahrid in October 55 ghes. We drove the grass and quit 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 there's parting. We used to hose down the fire pit with the garden hose before we load the fire.

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

Lauri Feindell

From: ryan van schagen <rvanschagen@icloud.com>
Sent: January 6, 2024 10:18 AM
To: Planning
Subject: Temporary permit

Follow Up Flag: Follow up
Flag Status: Completed

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

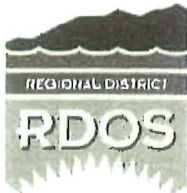
The permit for temporary rental on 108 missezula rd , we do not agree with this, we are owners of 131 prospect drive in missezula, there is to much of this happening and the people that rent do not respect things there..

Will&rose vanschagen

Sent from my iPad

RECEIVED
Regional District

DEC 07 2023



OKANAGAN
SIMILKAMEEN

Feedback Form

101 Martin Street
Penticton BC V2A 5J9

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-TUP

FROM: Name: Nigel Magdanz
(please print)

Street Address: [REDACTED]

Date: 3/12/23

RE: Temporary Use Permit – “Vacation Rental Use”
108 Missezula Lake Road

My comments / concerns are:

- I do support the proposed use at 108 Missezula Lake Road.
- I do support the proposed use at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed use at 108 Missezula Lake Road.

Written submissions received 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 missezula property owners funded infrastructure such as boat docks, beach facilities etc.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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OKANAGAN-SIMILKAMEEN

Feedback Form

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

RECEIVED
Regional District

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-DVP

FROM: Name: FRANK & ELLEN MACDONALD
(please print)

Street Address: 

RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missezula Lake Road.

All written submissions will be considered by the Regional District Board

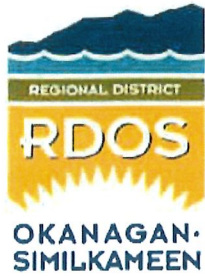
WE HAVE RESIDED MISSEZULA LAKE SUBDIVISION FOR 27 YEARS BOUGHT THE PROPERTY IN 1984. RAISED MY SON'S OWN SUMMER VACATION. WHY WOULD WE WANT RENTERS HERE USING OUR LAKE, BOAT LAUNCH, WATER WHICH AS A RESIDENT PAY OVER \$1000 PER YEAR. RENTERS GET TO USE ALL THE FACILITIES FREE WHEN THE ASSOCIATION OF RESIDENTS BUILT THE WARMS, PICNIC AREA & KIDS PLAYGROUND FOR FREE, ALL VOLUNTEERED BY RESIDENTS. RENTERS TEND TO ABUSE ALL OUR FACILITIES. RIDING 2 SEATS, MOTORCYCLES ETC. ACCESSIBLE, NOISACLY.

Frank & Ellen Macdonald E. Macdonald

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this TUP application is considered.

All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: 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 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** H2023.025-TUP

FROM: Name: Carl Hallson
(please print)

Street Address: [REDACTED]

Date: 07 June 2024

RE: Temporary Use Permit – “Vacation Rental Use”
108 Missezula Lake Road

My comments / concerns are:

I do support the proposed use at 108 Missezula Lake Road.

I do support the proposed use at 108 Missezula Lake Road, subject to the comments listed below.



I do not support the proposed use at 108 Missezula Lake Road.

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

~~I do not support vacation rentals at Missezula Lake subdivision. The members of this community have previously strongly given their opinions on this matter on a TUP that was denied last year. For all the same reasons we do not want to see rentals become a norm in this subdivision. I am disappointed as well that the RDOS did not take up the provincial option to "Opt In" that would have given us protection from these type of rentals. This unit has been renting for some time now and that should be stopped.~~

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Feedback Form

OKANAGAN-
BIMULKAHEEN

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5P9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

FILE NO.: H2023-015-TUP

TO: Regional District of Okanagan Similkameen

FROM: Name:

Russell C. Stewart

(please print)

Street Address:

[Redacted]

Date:

June 7/24

RE: Temporary Use Permit - "Vacation Rental Use"
108 Missetzula Lake Road

My comments / concerns are:

- I do support the proposed use at 108 Missetzula Lake Road.
- I do support the proposed use at 108 Missetzula Lake Road, subject to the comments listed below.
- I do NOT support the proposed use at 108 Missetzula Lake Road.

Lauri Feindell

From: Darrell Adams [REDACTED]
Sent: June 10, 2024 7:32 AM
To: Planning
Subject: Airbnb at Missezula Lake

Follow Up Flag: Follow up
Flag Status: Completed

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

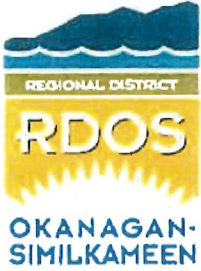
Hi:

I am responding to the recent applications for a licence offering short term rentals at Missezula Lake, BC.

As a property owner there for more than 20 years, I do not want this service within the community.

Darrell Adams

[REDACTED]
Missezula Lake BC



Feedback Form

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

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-TUP

FROM: Name: JEFF ANDERSON (please print)

Street Address: [REDACTED]

Date: JUNE 17 / 2024

RE: Temporary Use Permit – "Vacation Rental Use"
108 Missezula Lake Road

RECEIVED
Regional District

JUN 07 2024

101 Martin Street
Penticton BC V2A 5J9

My comments / concerns are:

- I do support the proposed use at 108 Missezula Lake Road.
- I do support the proposed use at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed use at 108 Missezula Lake Road.

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

I HAVE OWNED HERE SINCE 1996. MY EXPERIENCE WITH RENTALS WAS AT THE END OF PROSPECT. GARBAGE, CIG. BUTTS, DOGS OF LEASH, PARKING PROBLEMS OF TO MANY GUESTS. I DONT THINK ANY RENTALS SHOULD BE ALLOWED.

IT WAS A RESORT AT ONE TIME, I DONT FEEL THIS RENTAL OR OTHERS ARE IN THE BEST INTEREST OF THE MAJORITY OF HOME OWNERS.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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Lauri Feindell

From: gerard bary [REDACTED]
Sent: June 11, 2024 9:06 AM
To: Planning
Subject: #108 Missezula Lake Road AirBNB request

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

I am writing regarding the proposed AirBNB request in place for the above address @ Missezula Lake. We are in favour of this residence requesting an AirBNB for vacation use. I believe that if we don't have spots for people to enjoy then it takes away an opportunity for people to experience what many can't, not everyone has access or ownership to the adventures of the outdoors, cabin life, wildlife, fishing and just enjoying a quieter part of one's busy life in urban settings.

We live across from this home, at no time through the rentals has there been any issues. The guests are well vetted, they are given a clear representation of what is required as guests in the community and have abided to those rules either on the said property or in the community as a whole, beach, water, roads etc.

The property is fenced and is gated for privacy or for the inclusion of pets.

Parking is substantial on their property and has no encroachment on other surrounding properties.

We are 100% in favour of this request and stand behind their family decision to host an AirBNB at this residence.

Thank You

Laurie O'Krane & Gerard Barry

[REDACTED]
Sent from my iPad



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-DVP

FROM: Name: JOHN DUBAS
(please print)

Street Address:

RE: **Development Variance Permit (DVP) Application**
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missezula Lake Road.

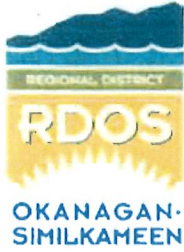
All written submissions will be considered by the Regional District Board

Refer to attached Memo "Opposition to Vacation Rentals Missezula Lake

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this TUP application is considered.

All representations will be made public when they are included in the Board Agenda.

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** H2023.025-DVP

FROM: Name: DAN NENADIC
(please print)

Street Address: [REDACTED]

RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

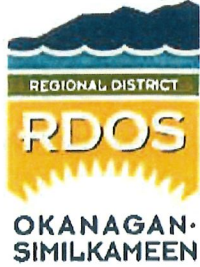
- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missezula Lake Road.

All written submissions will be considered by the Regional District Board

Refer to attached Memo "Opposition to Vacation Rentals Missezula Lake

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** H2023.025-TUP

FROM: Name: BRIAN MARKS
(please print)

Street Address: [REDACTED]

Date: JUNE 12, 2024

RE: Temporary Use Permit – "Vacation Rental Use"
108 Missezula Lake Road

My comments / concerns are:

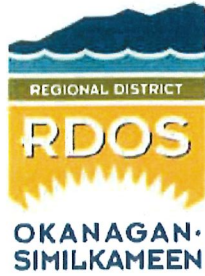
- I do support the proposed use at 108 Missezula Lake Road.
- I do support the proposed use at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed use at 108 Missezula Lake Road.

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

DUE TO MISSEZULA LAKE BEING REMOTE FROM POLICE AND EMERGENCY SERVICES, OUR EXPERIENCE WITH VACATION RENTALS IS NOT GOOD AS THEY TEND TO DISRESPECT THE PROPERTIES & LEAVE GARBAGE AND DEBRIS, IGNORE COMMON COURTESY THAT WOULD BE NORMAL IN SOCIETY,

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-TUP

FROM: Name: Adam Stephenson & Janelle Stephenson
(please print)

Street Address: [REDACTED] Princeton, BC

Date: June 20 2024

RE: Temporary Use Permit – “Vacation Rental Use”
108 Missezula Lake Road

My comments / concerns are:

- I do support the proposed use at 108 Missezula Lake Road.
- I do support the proposed use at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed use at 108 Missezula Lake Road.

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

Provided that 108 Missezula Lake Road follows TUP process and requirements as outlined in there permit, we support this application. There is an opportunity here to allow properties in Electoral District H be ambassadors of TUP process and regulation as an example to others on best practice. If they cannot follow RDOS TUP rules the process would clearly not renewed in the future. If they do follow RDOS TUP rules, this will help promote public education and awareness of, "doing it right" to others who may be renting without a TUP through ignorant or direct intent. It will also provide valuable data to feedback into the TUP process to make it more robust and better aligned with the needs of the district and community over time into the future. Human history shows well that regulation and process, when done well, can be a useful tool to help bring others into doing things safely and, "by the book". This in turn could reduce underground markets that tend to be created from prohibition.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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Feedback Form

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

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-TUP

FROM: Name: Georgina Schmitz
(please print)

Street Address: [REDACTED]

Date: June 20 2024

RE: Temporary Use Permit - "Vacation Rental Use"
108 Missessuta Lake Road

My comments / concerns are

- I do support the proposed use at 108 Missessuta Lake Road.
- I do support the proposed use at 108 Missessuta Lake Road, subject to the comments listed below.
- I do not support the proposed use at 108 Missessuta Lake Road.

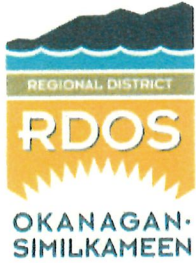
Written submissions received will be considered by the Regional District Board prior to a decision being made on this application.

ALL THIS PROPERTY DOES IS ADD NOISE POLLUTION,
EXTRA TRAFFIC, WATER USAGE

THIS PROPERTY DOES NOT SUPPORT OUR COMMUNITY
FUNCTIONS, EVENTS, FUND RAISERS AND DOES
NOT SUPPORT COMMUNITY WORK PROJECTS, CLEANUP
BLANCH MAINTENANCE ETC.

CONCRETE ADD MORE MAINTENANCE TO OUR
COMMUNITY

Feedback Form 2 must be completed and returned to the Regional District
also to be on the day of the meeting this Regional District Board meet on



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: H2023.025-DVP

FROM: Name: Ken Hickey (please print)

Street Address: _____

RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
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All written submissions will be considered by the Regional District Board

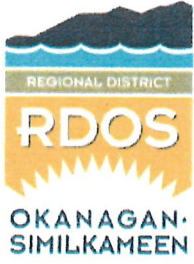
- 1- This rental has no positive benefit to are community it is only a burden.
- 2- They only put more stress on our water system ~~which~~ ^{which} is already having issues.
- 3- We have noticed a increase in garbage being thrown
- 4- We have had numerous complaints of trespassing.
- 5- There small septic systems can not handle the demand
- 6- They ignore the speed limits.

There has been no positive effects For missezula having Rentals they have only been a burden.

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All representations will be made public when they are included in the Board Agenda.

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-DVP

FROM: Name: Ron and Janet Bronson
(please print)

Street Address: _____

RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed variances at 108 Missezula Lake Road.

All written submissions will be considered by the Regional District Board

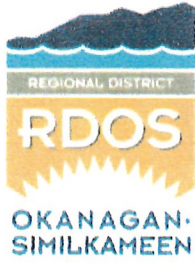
We do not support the renting of this property. Our community does a lot of fund raising along with all of us donating money to keep our community running. We have volunteers keeping the beach clean, lawn cut, free from garbage. We maintain this community by all doing our part.

Previous years, especially last year we had people renting and there was garbage left all over the community, especially at the beach, and the vandalism was extremely bad to our outhouses and boats. Rental properties are extremely noisy and their dogs are allowed to go wherever they want and we have to pick up after them →

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this TUP application is considered.

All representations will be made public when they are included in the Board Agenda.

We spend a lot of time and money to keep our community that we love clean and beautiful. Renters are coming here to party and have a good time but they don't respect this community and they don't care. They don't contribute to this community just use our water and outhouses and outhouse supplies do damage leave garbage all over and leave. Then the community has to clean up after them. As a taxpayer I would find it unacceptable to have this property allowed to rent to people who are going to behave like what we experience.



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** H2023.025-DVP

FROM: Name: RICK WALKER

Street Address: _____

**RE: Development Variance Permit (DVP) Application
108 Missezula Lake Road, Electoral Area "H"**

My comments / concerns are:

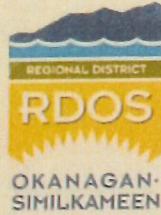
- I do support the proposed variances at 108 Missezula Lake Road.
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All written submissions will be considered by the Regional District Board

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this TUP application is considered.

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Feedback Form

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

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025-TUP

FROM: Name: Russell C. Stewart
(please print)

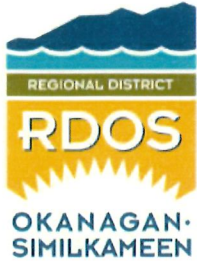
Street Address: [REDACTED]

Date: June 7/24

RE: Temporary Use Permit – “Vacation Rental Use”
108 Missezula Lake Road

My comments / concerns are:

- I do support the proposed use at 108 Missezula Lake Road.
- I do support the proposed use at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed use at 108 Missezula Lake Road.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

June 25, 2024

TO: Regional District of Okanagan Similkameen FILE NO.: H2023.025- TUP

FROM: Name: Bryan Currie

Street Address: _____

RE: Temporary Use Permit - "Vacation Rental Use"
108 Missezula Lake Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at 108 Missezula Lake Road.
- I do support the proposed variances at 108 Missezula Lake Road, subject to the comments listed below.
- I do not support the proposed use at 108 Missezula Lake Road.

All written submissions will be considered by the Regional District Board

An Airbnb vacation rental would not have the ability to verify patrons through online web bookings to ensure the checks and controls to safeguard personal property and community-owned assets. Vacation rentals could subject property owners and volunteers to unfair risks and liability. I believe RDOS has to evaluate applications regarding easements, parking and proximity to watersheds. Missezula Lake is not a tourist vacation destination and lacks the services to manage difficult events. For these reasons, RDOS needs to rule against Vacation Rentals at Missezula Lake.

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

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this TUP application is 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".
- 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*