



Minutes

Electoral Area “E” Advisory Planning Commission

Meeting of Monday, November 8, 2021 at 7:00 p.m.

RDOS WebEx, Naramata, BC

Present:

Members: Richard Roskell (Chair, Electoral Area ‘E’ APC), Heather Fleck, Dianna Smith, Adrienne Fedrigo, Debbie Selwood, Maureen Redman

Absent: Don Mancell

Staff: Danielle DeVries (RDOS Planner I)

Guests: Karla Kozakevich (RDOS, Area ‘E’ Director)

Recording Secretary: Heather Lemieux

Delegates: Allison Hail left meeting at 7:14 p.m., Paul Childs left meeting at 7:14 p.m.

1. ADOPTION OF AGENDA

The meeting was called to order at 7:01 p.m. Quorum Present.

Added 5.1 Vacation Rental Temporary Use Permit (TUP) Rate Increase Discussion

MOTION

It was Moved and Seconded THAT the Agenda for the Electoral Area “E” Advisory Planning Commission (APC) meeting of November 8, 2021 be adopted as amended.

CARRIED

2. APPROVAL OF MINUTES

MOTION

It was Moved and Seconded THAT the Minutes of the September 13, 2021 Electoral Area “E” Advisory Planning Commission (APC) meeting be adopted as presented.

CARRIED

3. DELEGATIONS

3.1 Childs & Hale - Temporary Use Permit Application - E2021.023-TUP

4. DEVELOPMENT APPLICATIONS

4.1 Temporary Use Permit Application - E2021.023-TUP Administrative Report Submitted by Danielle DeVries, Planner I

MOTION

It was Moved and Seconded THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved.

CARRIED

5. OTHER

5.1 Vacation Rental Temporary Use Permit (TUP) Rate Increase Discussion - Concerns were discussed regarding the recent rate change for Vacation Rental Temporary Use Permits in Area “E”, Naramata. Considerations were analyzed including RDOS staff time, RDOS Board time, complaint processing, tax payers, and Vacation Rental TUP advertising costs.

Discussed:

- Definitions of vacation rentals, bed and breakfast’s, secondary suites, and compliance.
- Housing availability, affordability, and attainability in Naramata.
- Vacation Rental TUP’s and housing needs will be discussed in the upcoming Official Community Plan (OCP) revision.
- The possibility of capping the number of active Vacation Rental TUP’s in Area “E”.

The Area “E” APC is concerned that the rate increase for Vacation Rental Temporary Use Permit’s will discourage homeowners and cause a decrease in compliance.

The APC intends to review the matter further in 2022 and encourages the RDOS to continue monitoring and communicate the effects of the rate increase to the APC.

6. ADJOURNMENT

Adjourned at 8:06 p.m.

Next Meeting – AGM and Regular Meeting
January 10, 2022 at 7:00 p.m.
Location TBD

Richard Roskell

Richard Roskell, Area “E” Advisory Planning Commission Chair



Heather Lemieux, Advisory Planning Commission Recording Secretary / minute taker