

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 5, 2022
RE: Temporary Use Permit Application – Electoral Area “C” (C2022.006-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. C2022.006-TUP, to allow a vacation rental use at 503 Wilson Mountain Road, be approved

Legal: Lot C, District Lot 918S, SDYD, Plan 34109 Folio: C-04225.220
OCP: Large Holdings (LH) Zone: Large Holdings One (LH1)

Proposed Development:

This application is seeking to operate a vacation rental within an accessory dwelling on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that the vacation rental would be “available to our extended family and friends first, when not in use to be used as an Air B&B for [tourists] to enjoy wine/cycling country” and that “we don’t foresee any limitations due to our larger parcel of land, we have ample parking for guests, and no close proximity neighbours to disturb. (although we won’t tolerate unruly people in any form”.

Site Context:

The subject property is approximately 4.4 ha in area and is situated on the north side of Wilson Mountain Road. It is understood that the parcel is being developed to a single detached dwelling, garage, pool and accessory dwelling; however, final inspection has not been completed.

The surrounding pattern of development is generally characterised by similarly sized Large Holdings parcels that have been development with single detached dwellings, with the exception of the parcels to the north and south which are zoned Resource Area (RA).

Background:

The current boundaries of the property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on June 22, 1983, while available RDOS records indicate that building permits have previously been issued for a mobile home (1990), modular home (1992), accessory building (1994) and a new house, pool, accessory dwelling, garage, and removing a modular (2021).

Under the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2452, 2008, the subject property is currently designated Large Holdings (LH), and is the subject of an Environmentally Sensitive Development Permit (ESDP) Area designation.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Large Holdings One (LH1) which permits an “accessory dwelling, subject to Section 7.11).

BC Assessment has classified the property as “Residential” (Class 01).

Public Process:

On April 19, 2022, a “hybrid” Public Information Meeting (PIM) was held online via Webex as well as in-person at the Oliver Community Centre at 6359 Park Drive. No members of the public attended.

At its meeting of April 19, 2022, the Electoral Area “C” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

Adjacent property owners will have received notification of this application with written comments being accepted up until one (1) week prior to the Board’s regular meeting at which the application is to be considered. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The Electoral Area “C” OCP Bylaw outlines the criteria which the Board may use to assess vacation rental proposals. The proposed use is seasonal in nature (May - October) and is not intensive in scale. The impact on the natural environment and neighbouring uses is minimized as the accessory dwelling is sited within a previously disturbed portion of the property.


Given the relatively large size of the property, it is unlikely that the proposed vacation rental use would disrupt uses on adjacent parcels.

The 2020 Housing Needs Assessment was completed in 2021, which identifies a lack of long-term rental housing. This is especially critical in areas of the region that have high vacation-rental and owner vacation use that are otherwise vacant for the rest of the year.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. C2022.006-TUP

Respectfully submitted:


Shannon Duong, Planner I

Endorsed By:


C. Garrish, Planning Manager

Attachments:

No. 1 – Agency Referral List

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding Temporary Use Permit Application No. C2022.006-TUP.

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input checked="" type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	X Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Oliver Fire Department	<input type="checkbox"/>	Public Works (Water Areas C, D, E, F; Sewer Area D)