

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission
FROM: B. Newell, Chief Administrative Officer
DATE: April 19, 2022
RE: Temporary Use Permit – Electoral Area “C”

Purpose: To allow for a vacation rental use. Folio: C-04225.220

Civic: 503 Wilson Mountain Road Legal: Lot C, District Lot 918S, SDYD, Plan 34109

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”
- “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 subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on June 22, 1983, while available Regional District records indicate that a building permits for moving a mobile home (1990), placing a modular home (1992), a wood frame horse barn (1994), a single family dwelling and pool, accessory dwelling, garage, and moving a modular home to another location in the Regional District (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 Electoral Area “C” Zoning Bylaw No. 2453, 2008, 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).

Analysis:

In considering this proposal, Administration notes that the Electoral Area “C” OCP Bylaw outlines the criteria which the Board may use to assess vacation rental proposals.

In response to the criteria contained in Section 20.3.4 of the OCP Bylaw, 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 by being contained within an existing building.

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

It is noted that much of the property is designated ESDP; therefore, the property owners should take care to ensure that parking is provided in designated parking areas as to avoid any disturbance of environmentally sensitive areas on the subject property.

Conversely, Administration recognises that the 2020 Housing Needs Assessment was completed this year, 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. Interior Health recommends that any housing not used by the owner for part of the year, like a secondary suite, should be rented long-term rather than short-term rentals.

For the reasons listed above, Administration support approval of the temporary use permit under the following conditions:

- Period of use (May 1 – October 31);
- Posting of information within vacation rental;
- Maximum number of bedrooms (2);
- Maximum occupancy (4);
- Minimum number of on-site parking stalls (2);
- Prohibition of camping or use of RVs or accessory buildings for vacation rental occupancy;
- Providing TUP and contact information to neighbours;
- Vacation rental operator and guests adhere to provincial health order during the Provincial State of Emergency for COVID-19;
- Confirmation that the accessory dwelling meets health and safety inspection requirements.

Administrative Recommendation:

THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved.

Options:

1. THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved with the following conditions:
 - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be denied.

Respectfully submitted:



Shannon Duong, Planner I

Endorsed By:



C. Garrish, Planning Manager

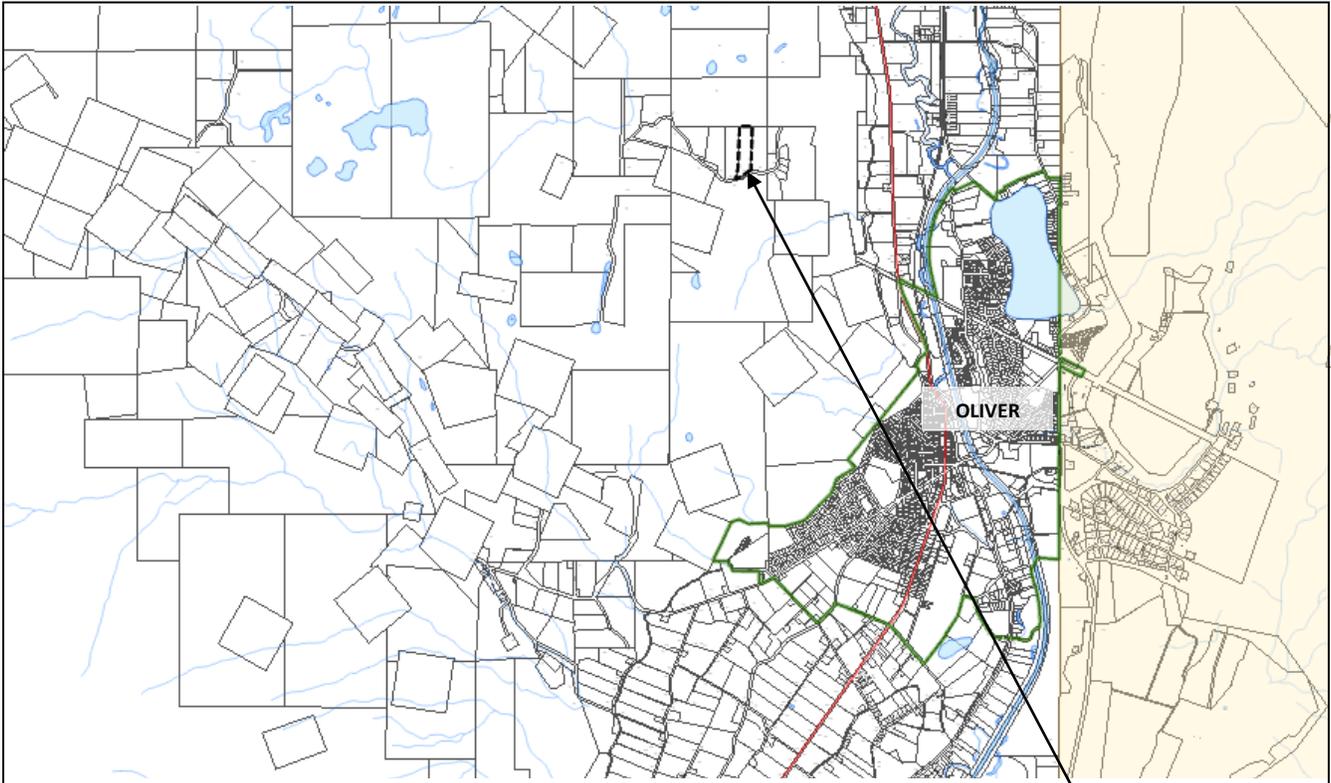
Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Site Plan

No. 3 – Applicant’s Building Elevations

No. 4 – Site Photo

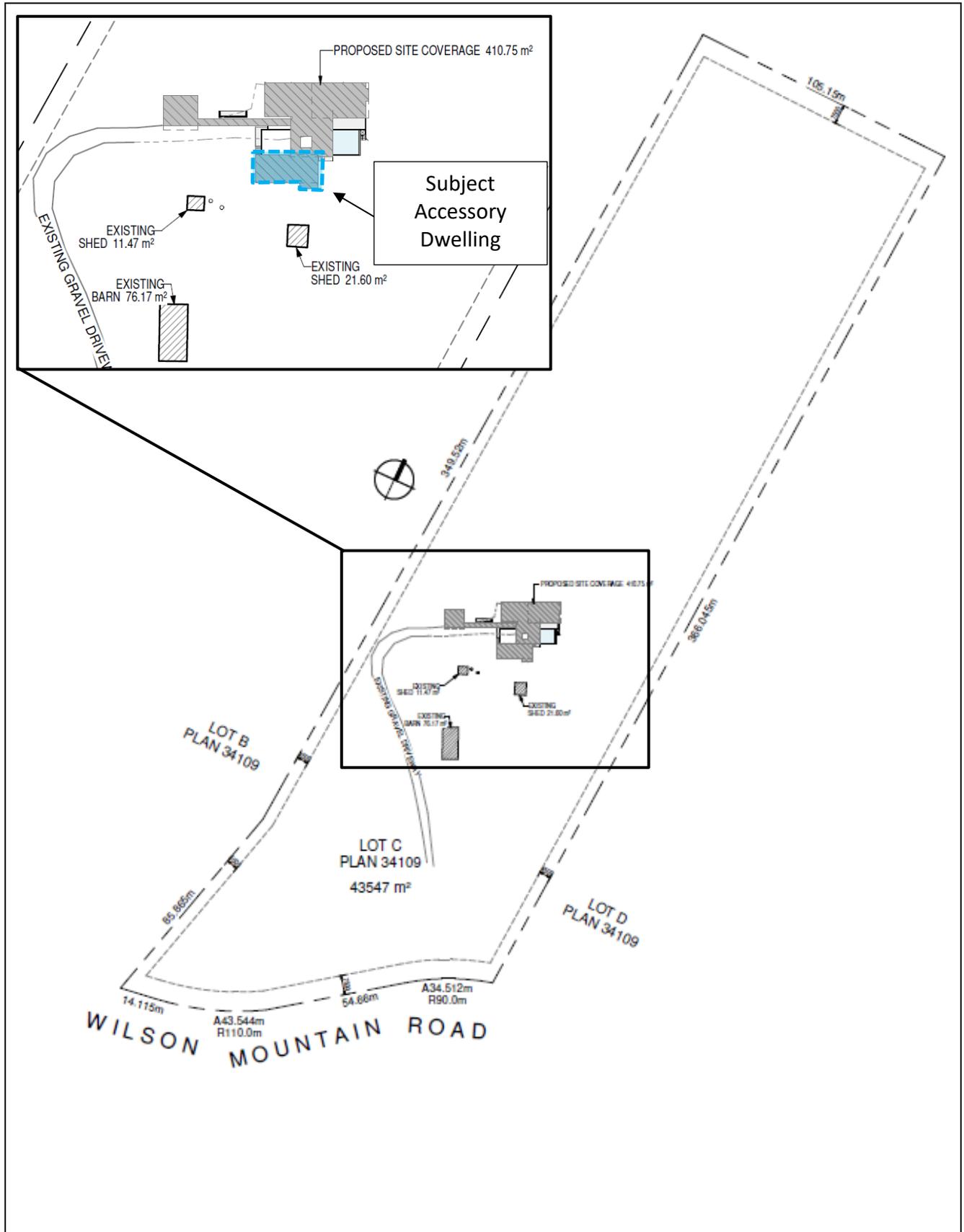
Attachment No. 1 – Context Maps



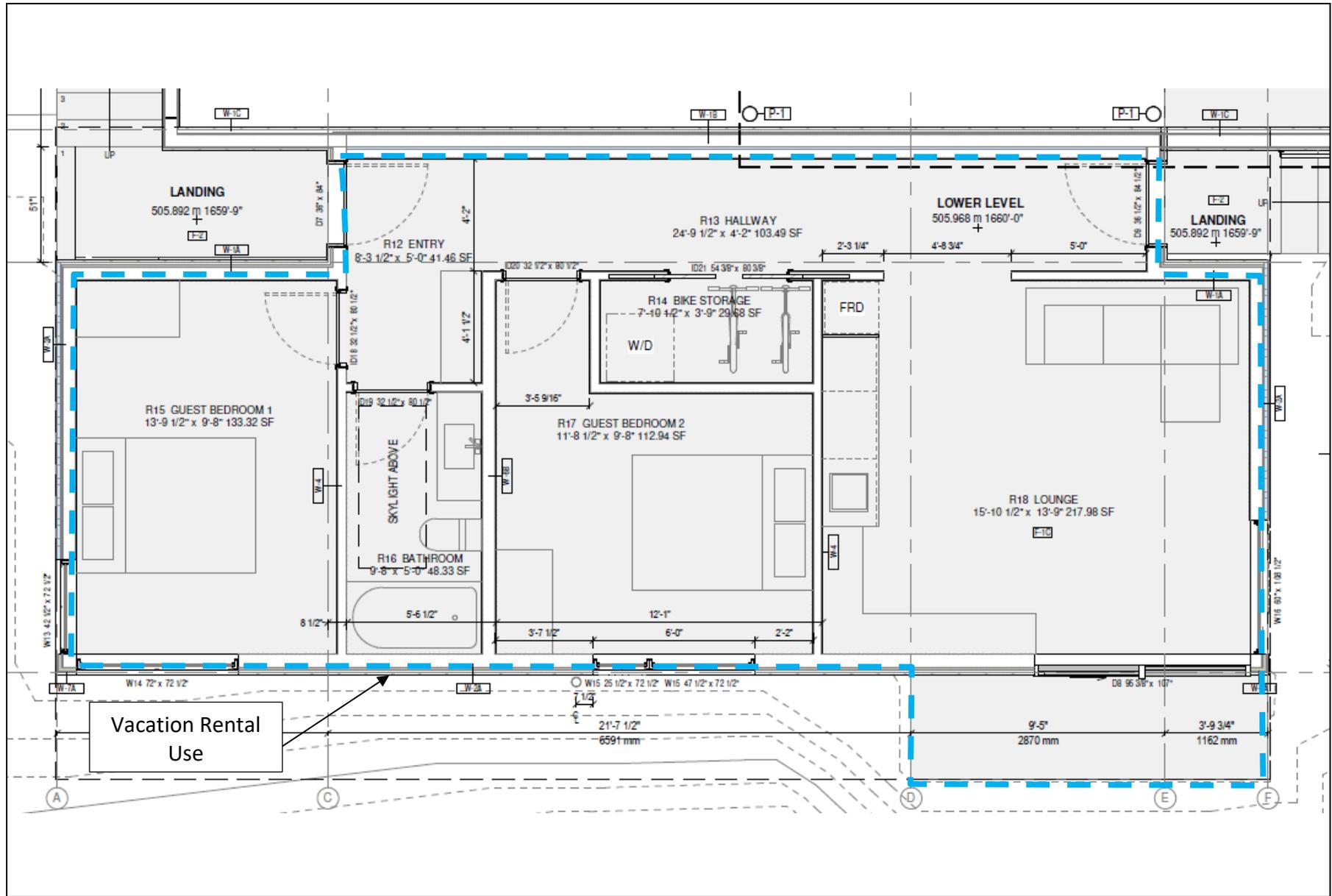
Subject Property



Attachment No. 2 – Applicant’s Site Plan



Attachment No. 3 – Applicant’s Floor Plan



Attachment No. 4 – Applicant's Parking Plan

