

Short Term Rental Proposal Summary for 7586 Crest-A-Way Rd

Property Address: 7586 Crest-A-Way Rd, Oliver BC

Legal Description: Lot 2, Plan KAP28457, Lot 2450S

Zoning: RS2

Applicant: Stevan Ellis, Homeowner

1. Outline of Proposed Land Use and Development

The applicant proposes the operation of a short-term rental (STR) accommodation on the subject property. The STR will operate out of the newly converted garage space utilizing one (1) bedroom to host a maximum of two (2) guests per night. The improvements on this space were completed under RDOS building permit #24444 with occupancy granted on May 21st, 2026 by inspector [REDACTED]. There is no new structural development, land clearing, or major construction proposed in conjunction with this application. The proposed land use seeks only to legally permit short term accommodation within the existing, permitted footprint of the property, preserving the current residential/rural character of the site.

2. Compliance with Current OCP and Zoning Regulations and Official Community Plan (OCP)

Alignment: The proposal aligns with the guiding principles of the Regional District of Okanagan-Similkameen (RDOS) OCP by supporting diverse local economic development and sustainable tourism. By utilizing an existing structure for visitor accommodation, this proposal supports tourism demand without requiring new development sprawl or altering the established character of the neighborhood.

Zoning Compliance: The subject property is currently zoned RS2 under Zoning Bylaw No. 2800, 2022. The proposed STR use complies with all density, setback, and height regulations of the current zone. All minimum off-street parking requirements outlined in the zoning bylaw are met, with four (4) designated parking spaces available entirely on the subject property, three (3) on the driveway plus one (1) inside the garage.

3. Anticipated Benefits and Impacts of the Proposal

Anticipated Benefits:

- **Local Economic Support:** The STR will bring visitors directly into area "C" who will patronize many of our local wineries, fruit stands and restaurants, keeping tourism dollars within the immediate community.
- **Property Upkeep:** As an owner managed accommodation, the property will be maintained to a meticulous standard year-round, ensuring landscaping and exterior maintenance continually contribute positively to the neighborhood aesthetic.
- **Flexible Accommodation:** It provides a necessary accommodation option for traveling medical and other professionals, or relatives of local residents who require a home-like environment rather than a standard hotel room.

Anticipated Impacts and Mitigation Strategies: We recognize that STRs can introduce concerns regarding neighborhood disruption. The operation has been designed to proactively mitigate these impacts:

- **Traffic & Parking:** No on-street parking will be permitted. The guest's vehicle will be accommodated in designated, on-site parking within the existing driveway.
- **Noise & Nuisance:** Strict "house rules" will be enforced, including a designated quiet time from 9:00 PM to 8:00 AM. The property is actively managed, and we are always available to our neighbors to address any immediate concerns.
- **Waste Management:** All garbage and recycling will be secured in our RDOS provided containers and removed regularly to prevent any unsightliness or wildlife attraction.
- **Water & Septic/Sewer:** The existing septic system has been assessed as part of the building permit approval and is fully capable of handling the maximum occupancy of two (2) guests, ensuring no negative environmental impact on local infrastructure or groundwater.