

E02169010
E2020.006-TUP

----- Forwarded message -----

From: Barb [REDACTED]

Date: Sat, Aug 8, 2020 at 9:49 AM

Subject: B.C. is no longer a model for COVID-19 prevention — and getting back to that stage is no guarantee | CBC News

To: <jpeachey@rdos.bc.ca>

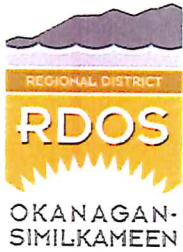
<https://www.cbc.ca/news/canada/british-columbia/bc-covid-analysis-august-surge-1.5679225>

Re. 3161 Hayman Rd. Application for renting house out weekly.

My position has not changed on this application.

We are all still living here in isolation. We are following Dr. Bonnie's directives as well as we can. And we hope to remain as far away from Covid 19 as we possibly can.

Barbara Mackenzie.. [REDACTED]



Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2020.006-TUP

FROM: Name: BRIAN & JOAN STEWART
(please print)

Street Address: ~~3145 HAYMAN ROAD~~ NARAMATA

Date: JUNE 12 / 20

**RE: Temporary Use Permit (TUP) – “Vacation Rental” Use
3161 Hayman Road, Naramata**

My comments / concerns are:

- I do support the proposed use at 3161 Hayman Road.
- I do support the proposed use at 3161 Hayman Road, subject to the comments listed below.
- I do not support the proposed use at 3161 Hayman Road.

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

OUR CONCERNS ARE THAT FOR OVER 30 YEARS THIS HAS BEEN A QUIET RESIDENTIAL STREET - WITHIN 5 HOUSES THERE ARE LONG-TIME SENIORS (OVER 70) RESIDENTS. AND WE FEAR OUR QUIET NEIGHBOURHOOD WILL BE TAKEN OVER WITH THE CONSTANT NOISE + DISRUPTION OF VACATION PEOPLE NOT RECOGNIZING THAT THIS IS A VERY QUIET - PEACEFUL AREA. HAYMAN IS NOT A WIDE ROAD AND THIS HOUSE IS ON THE CREST OF A SMALL HILL AND THERE IS A CONCERN FOR ADDITIONAL TRAFFIC AND PARKING THAT WOULD INHIBIT SAFETY OF PEOPLE WALKING. WE UNDERSTAND THERE ARE TWO OTHER BUSINESSES OPERATING FROM THIS SAME RESIDENCE - ADDING AN AIRBNB WOULD MAKE THIS A COMMERCIAL VENTURE.

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered. →

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E02169.010

WE ALSO ARE CONCERNED THAT DURING THIS UNCERTAIN TIME OF COVID-19 WE FEAR THAT OUR NEIGHBOURHOOD WHICH HAVE NO ACTIVE CASES NOR IN OUR VILLAGE THAT PEOPLE COULD POTENTIALLY HAVE ASYMPTOMATIC CONDITIONS THAT COULD SPREAD TO OUR COMMUNITY - WE HAVE NO IDEA HOW STRINGENT THE CLEANING OF THIS AIRBNB WITH MULTIPLE FAMILIES OR GUEST ARRIVING OVER THE SUMMER MONTHS, COULD IMPACT OUR COMMUNITY.



RDOS

APC Member 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.: E2020.006-TUP

FROM: Electoral Area "E" APC Member Name:

HEATHER FLECK

DATE: June 11 2020 (please print)

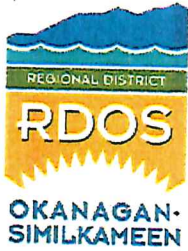
RE: Temporary Use Permit (TUP) – "Vacation Rental" Use
3161 Hayman Road — Lot 3, Plan 22228, District Lot 210, SDYD

My comments / concerns are:

- I do support the proposed use at 3161 Hayman Road.
- I do support the proposed use at 3161 Hayman Road, subject to the comments listed below.
- I do not support the proposed use at 3161 Hayman Road.

UNTIL THE HEALTH AND SAFETY CHECK IS COMPLETED

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APC Member

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.: E2020.006-TUP

FROM: Electoral Area "E" APC Member Name:

Dianne Smith

(please print)

DATE: June 8, 2020

RE: Temporary Use Permit (TUP) – "Vacation Rental" Use
3161 Hayman Road → Lot 3, Plan 22228, District Lot 210, SDYD

My comments / concerns are:

I do support the proposed use at 3161 Hayman Road.

I do support the proposed use at 3161 Hayman Road, subject to the comments listed below.

I do not support the proposed use at 3161 Hayman Road.

JoAnn Peachey

From: Velma Bateman [mailto:velma@paradise@shaw.ca]
Sent: June 1, 2020 8:46 AM
To: Planning
Subject: TUP for 3161 Hayman Road

Follow Up Flag: Follow up
Flag Status: Flagged

Date: May 31, 2020 at 10:01:27 PM PDT
To: Planning@rdos.bc.ca

Dear Ms. Peachy - I spoke with you briefly a while back but am now presenting the concerns of my husband, Dennis Halfhide, and myself regarding the above-referenced application.

The houses in our neighbourhood are quite concentrated so that the South side of the house in question is a short distance from the North side of our house at 3153 Hayman Road. The applicant house has a ramp entrance to a very large deck, both of which are much less than a stone's throw from our bathroom and kitchen windows and our deck. I understand from neighbours on the North side of 3161 Hayman that they are also very concerned about losing quiet enjoyment of their home and yard.

Needless to say, we are not at all enthusiastic about living next to a series of strangers for six months of the year. We asked the owner of 3161 Hayman Road, Robin Fredrickson, to meet with us to discuss our concerns. During the meeting, Robin said he would be relying on the neighbours to let him know if anything is amiss since he will not be living at this address for some time to come. He will be available in Penticton. He did make clear his intentions regarding various concerns which we presented:

- *the guests will be warned against inviting others to stay over
- *he will not be making reservations for people living in the surrounding area, hoping to prevent large parties
- *there will be no outdoor speakers on the deck
- *"Quiet Time" will be from 9:00 pm to 9:00 am
- *Guests will not have access to the lower yard or the hot tub
- *he will create privacy for us in two places: where the ramp enters the deck and at the West end of the deck, on the South side, where the deck wall ends, replaced by glass, and our entire deck is exposed to anyone standing there
- *he will have adequate parking for his guests by removing things currently in the yard.

In the meantime, whether or not Robin is able to ensure civility in the people using his house, we and our property are exposed to the scrutiny and activities of complete strangers for six months of the year. It is common knowledge locally that there is rarely any effective response from police or by-law officials if a problem arises.

We already have many houses on Hayman Road which offer various types of accommodation and one wonders where it will stop. We would be interested in having the whole idea of vacation rentals re-examined. Bed and Breakfast facilities are far less intrusive as the owner is on site and the stay is no different than a friend or family member visiting. Vacation rentals are a different matter where people have exclusive use of the house and inevitably express "I'm here for a good time" actions and activities. It frequently exposes various residents in the neighbourhood to loud and often obnoxious noise and there is no real assistance available at those times. I suspect we will have to wait for the next community plan before we can put forward requests for some limitations on the number of these businesses in Naramata.

Thank you for your attention.

Sincerely,
Velma Bateman

[REDACTED]
[REDACTED]
[REDACTED]

JoAnn Peachey

From: dave [REDACTED]
Sent: May 10, 2020 3:48 PM
To: Planning; JoAnn Peachey
Subject: Temporary use permit

Follow Up Flag: Follow up
Flag Status: Flagged

Many thanks for your very comprehensive information re. 3050 Hayman Rd. Naramata.

Will we be receiving similar information re. 3161 Hayman Rd. Naramata. Which presently has a large notice posted of intent to obtain a Temporary use Permit.

Also. Should any permits be issued please make them easily and quickly cancelled when the second and or third wave of the virus should hit.

Barbara Mackenzie. [REDACTED]

JoAnn Peachey

From: dave [dave188@gmail.com]
Sent: April 24, 2020 5:47 PM
To: JoAnn Peachey
Subject: Re: Summer Rentals

Follow Up Flag: Follow up
Flag Status: Completed

Yes. Please send our three letters before the board.
We are following Dr. Bonnie Henry's recommendations. Trying to stay home and stay safe.

On Fri, Apr 24, 2020 at 4:38 PM JoAnn Peachey <jpeachey@rdos.bc.ca> wrote:

Hi Dave,

Shall I include both your emails for Board correspondence with these TUP applications?



JoAnn Peachey • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4384 • tf. 1.877.610.3737 • f. 250.492.0063

jpeachey@rdos.bc.ca • [RDOS](#)

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JoAnn Peachey

From: Debbie Schulz
Sent: April 24, 2020 9:05 AM
To: Planning
Subject: FW: Barb in Naramata Again

Follow Up Flag: Follow up
Flag Status: Flagged

From: Info
Sent: April 24, 2020 8:51 AM
To: EOC <eoc@rdos.bc.ca>; EOC Info <eocinfo@rdos.bc.ca>
Subject: FW: Barb in Naramata Again

A follow-up to her previous email I forwarded to you.

Debbie Schulz – Client Services Clerk
Ext. 1000

From: dave <daven188@gmail.com>
Sent: April 24, 2020 8:37 AM
To: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Info <info@rdos.bc.ca>
Subject: Barb in Naramata Again

I would also like to point out that many of the residents on Hayman Road Naramata are over seventy years of age. Two younger couples are fighting major health issues. It has already been difficult for them and us to deal with our health issues in the present situation. I do not believe that this is going to be any easier in the coming months.

To add new visitors every week to this road is beyond comprehension.

I would like to know what you are going to do about these applications for these two houses that have made an application for renting out their houses as weekly rentals.

Thank you. Barb

From: dave [dave88@gmail.com]
Sent: April 24, 2020 1:22 PM
To: JoAnn Peachey <jpeachey@rdos.bc.ca>
Subject: Re: Summer Rentals

Hi JoAnn,

Thanks for the prompt reply.

Please point out to the board; In the event travel is unrestricted

it will be hard for a renter to self-isolate for ten days during a one week rental.

Please also consider this virus situation may go on for some years.

Please keep us informed of developments.

cheers

dave

On 24-Apr.-2020 12:01, JoAnn Peachey wrote:

Hi Barb and Dave,

Thanks for your email regarding temporary use permit applications on Hayman Road.

I acknowledge your concern about vacation rentals operating during the Provincial State of Emergency in response to COVID-19 and non-essential travellers being introduced in your neighbourhood.

In response to this, we will be considering placing restrictions for TUPs issued for vacation rentals during this time. Specifically, we are considering an additional condition of the TUP to prevent stays during the Provincial State of Emergency for COVID-19. This would allow for the TUP to be issued, but would prevent the vacation rental use until travel restrictions are lifted. Ultimately, it is the RDOS Boards' decision but staff will be putting forward this additional condition for their consideration.

We are also looking at alternative ways to process applications and obtain public input, in light of the restrictions on public meetings.

I also encourage you to provide feedback on the specific applications. We currently have an application for 3055 Hayman Road but I know that there is another application on its way for another property in the area.

I can also include your previous email for both applications, if you wish to include it as public feedback to be considered by the Board.

Additional information about the current application for 3055 Hayman Road can be found here, along with feedback forms:

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-e/e2020004-tup/>

If you have any further questions, please let me know.

Regards,



JoAnn Peachey • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4384 • tf. 1.877.610.3737 • f. 250.492.0063

jpeachey@rdos.bc.ca • [RDOS](#)

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From: Debbie Schulz <dschulz@rdos.bc.ca>
Sent: April 24, 2020 9:05 AM
To: Planning <planning@rdos.bc.ca>
Subject: FW: Summer Rentals

From: Info
Sent: April 24, 2020 8:28 AM
To: EOC <eoc@rdos.bc.ca>; EOC Info <eocinfo@rdos.bc.ca>
Subject: FW: Summer Rentals

From: dave davem88@gmail.com
Sent: April 23, 2020 7:45 PM
To: Info <info@rdos.bc.ca>
Subject: Summer Rentals

My husband and I notice that there are two applications for Summer rentals on Hayman Road Naramata

We have been isolating for five weeks now from Covid 19 and wonder what you are going to do about the weekly rentals that are proposed for the house beside us from 1 May to 31 October. Are these people going to self isolate when they get here? What is going to happen when we get the second wave of Covid 19 in the fall which is supposed to be even worse than this first one that we are dealing with.

We are deeply concerned about what you are going to do about this situation

Barb and Dave Mackenzie. Naramata.

JoAnn Peachey

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 9, 2020 11:19 AM
To: Planning
Subject: Hayman Rd, 3161 Naramata (E20202.006-TUP)

Follow Up Flag: Follow up
Flag Status: Flagged

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Hayman Road. All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.

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>

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me 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



RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2020.006-TUP

Approval Recommended for Reasons Outlined Below

Interests Unaffected by TUP

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Thank you for the opportunity to provide a health perspective on this application. It is our understanding that this application is to allow for temporary short term vacation rental at 3161 Hayman Road in Naramata. This referral has been reviewed from a Healthy Community Development perspective.

Though there is no evidence yet for the long term implication of short term rentals on the health of our communities, the PHSA Healthy Built Environment Linkages Toolkit (HBE Toolkit) identifies that:

- Housing instability disproportionately affects low income people and vulnerable groups and can cause financial and psychological stress;
- Lack of affordable housing can lead to overcrowding;
- Higher housing costs can lead a decrease in disposable income making it more difficult to afford medication, healthy food, etc.;
- Differences in housing (i.e. quality, accessibility, and affordability) all have impacts on health over both the short term and long term.

The HBE toolkit also encourages housing to be within a reasonable distance from amenities in which to encourage alternative modes of transportation, such as active transportation. Having safe and convenient access to trails and paths encourages walking and cycling as a mode of active transport and can increase residents quality of life and overall health.

There is no assessment for the existing onsite sewerage regarding any potential health risk. If this sewerage system (SDS) is intended for continued usage, it is recommended that an Authorized Person confirm adequate performance, condition, size and location for the continued use of the existing onsite sewerage system. The SDS assessment is to determine location and to ensure that there is no health hazard /risk.

Please feel free to contact me directly if you have any questions or comments.

Signature:  _____

Signed By: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: May 15, 2020