

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: April 21, 2022

RE: Temporary Use Permit Application – Electoral Area “E” (E2021.025-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2021.025-TUP, to allow a vacation rental use at 2401 Workman Place, Naramata, be approved.

Legal: Lot 18, Plan EPP71589, District Lot 206, SDYD Folio: E-02025.270

OCP: Low Density Residential (LR) Zone: Residential Single Family Three Site Specific (RS3s)

Proposed Development:

This application is seeking to allow a vacation rental in a secondary suite on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that the proposed temporary use is for “tourism [in a] lower level 1 bedroom walk-out with a lock-off private entrance suite.”

Site Context:

The subject property is approximately 1,033 m² in area and is situated on the south west end of Workman Place and east of the KVR. It is understood that the parcel is comprised of single detached dwelling under construction.

The surrounding pattern of development is generally characterised by similar residential lots to the north, a vacant lot to the east, Crown land to the south, and larger residential and agricultural lots to the west, past the KVR.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on August 3, 2017, while available Regional District records indicate that a building permit for the single detached dwelling (2021) has been issued for this property.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Low Density Residential (LR).

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family Three Site Specific (RS3s) which allows for single detached dwelling and secondary suite.

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

Public Process:

File No: E2021.025-TUP

On March 14, 2022, a Public Information Meeting (PIM) was held virtually and was attended by 9 members of the public. The owners will be living upstairs.

At its meeting of March 14, 2022, the Electoral Area “E” Advisory Planning Commission (APC) did not make quorum and was unable to discuss the proposal.

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 “E” OCP includes supportive policy for vacation rental uses in residential areas and outlines a number of criteria against which the board will consider such a use. 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 and parking area on the parcel.

Conversely, limitations on commercial operations like “bed and breakfast” operations are intended to ensure intrusive or intensive tourist accommodation is not introduced into residential neighbourhoods.

However, the intent of the Regional District’s “Vacation Rental Temporary Use Permit Policy”, and supportive OCP policies is to allow for a new vacation rental use to operate for one “season” to determine if such a use is inappropriate, incompatible, or unviable at a particular location and, if so, to allow for the permit to lapse or not be renewed within a relatively short period.

There is also a need for long-term rental homes in Naramata, as identified in the 2020 Housing Needs Assessment Report. However, the owners plan to live upstairs and use the suite for both guest and tourism purposes, making it non-viable for a long term rental.

For the reasons listed above, Administration supports approval of the temporary use permit subject to the conditions listed in the permit.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. Temporary Use Permit No. E2021.025-TUP; or

Respectfully submitted:



Danielle DeVries, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments:

- No. 1 – Agency Referral List
- No. 2 – Site Photo

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a ☒, regarding Temporary Use Permit No. E2021.025-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 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 checked="" 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"/>	Naramata Volunteer Fire Department	<input checked="" type="checkbox"/>	Public Works (Water Areas C, D, E, F; Sewer Area D)

Attachment No. 2 – Site Photo

