

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: April 21, 2022
RE: Temporary Use Permit Application – Electoral Area “E” (E2021.027-TUP)

Administrative Recommendation:

THAT Temporary Use Application No. E2021.027-TUP to permit a vacation rental use at 3175 Bartlett Road, Naramata, be approved.

Legal: Lot B, District Lot 210, SDYD, Plan KAP47571 Folio: E-02196.110
OCP: Small Holdings (SH) Zone: Small Holdings Two (SH2)

Proposed Development:

The applicant has stated that “the current use is a residential dwelling. I will be occupying the top floor full time as my principle residence...I will put a long term tenant in during the off season”.

Site Context:

The subject property is approximately 1371 m² in area and is situated on the west side of Bartlett Road. It is understood that the parcel is comprised of a single detached dwelling. The surrounding pattern of development is generally characterised by residential parcels that have been developed with single detached dwellings.

Background:

The current boundaries of the subject property were created July 7, 1992, while available Regional District records indicate that a building permit was issued for a single family dwelling (1992) and renovations to the dwelling and addition of a suite (2021).

The property is currently zoned Small Holdings Two (SH2) which allows for a single detached dwelling. BC Assessment has classified the property as “Residential” (Class 01).

Public Process:

On March 14, 2022, a Public Information Meeting (PIM) was held electronically, in which no members of the public were in attendance.

The Electoral Area “E” Advisory Planning Commission (APC) was scheduled for March 14, 2022; however, quorum was not met.

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 contains a supportive policy statement which addresses short-term vacation rentals in areas with Rural OCP designations (i.e., Small Holdings and Large Holdings) and outlines the criteria which the Board may use to assess such proposals.

The applicant has submitted a site plan which shows provision of adequate parking on-site. Additionally, the applicant has submitted a letter from a Registered Onsite Wastewater Practitioner confirming that the septic system is capable of supporting the proposed vacation rental in addition to the full-time residential use of the dwelling. However, a health and safety inspection has not yet been completed.

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.

The 2020 Housing Needs Assessment completed last year identifies a lack of long-term rental housing in the area. 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, like Naramata. 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.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2021.027-TUP; or

Respectfully submitted:


Shannon Duong, Planner I

Endorsed By:


C. Garrish, Planning Manager

Attachments:

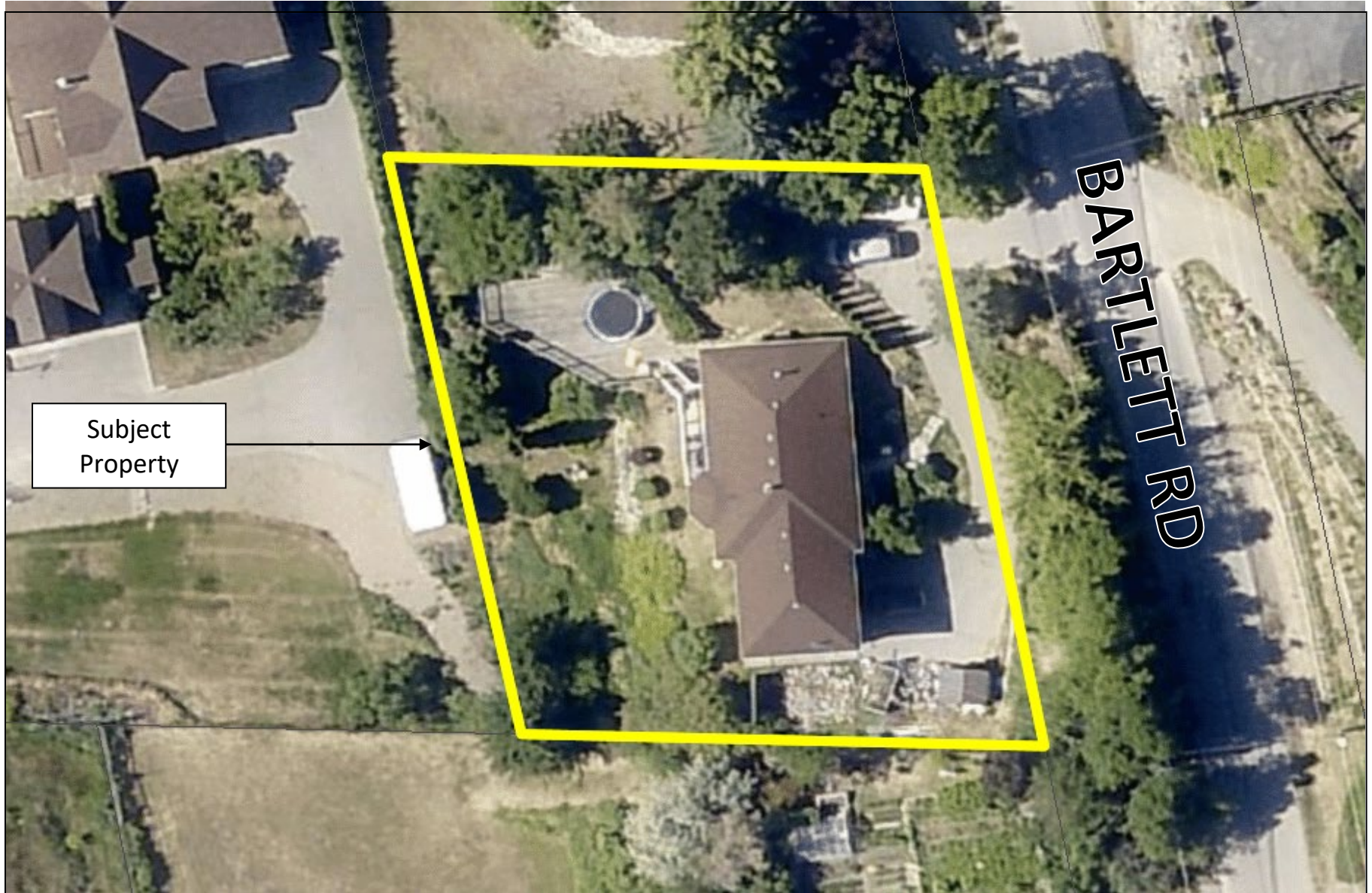
- No. 1 – Agency Referral List
- No. 2 – Aerial Photo
- No. 3 – Aerial Photo (2017)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding Temporary Use Permit No. E2021.027-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 checked="" type="checkbox"/>	Public Works (Water Areas C, D, E, F; Sewer Area D)
<input checked="" type="checkbox"/>	Naramata Fire Department	<input type="checkbox"/>	

Attachment No. 2 – Aerial Photo



Attachment No. 3 – Aerial Photo (2017)

