

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission
FROM: B. Newell, Chief Administrative Officer
DATE: July 12, 2021
RE: Temporary Use Permit – Electoral Area “E”

Purpose: To allow for a vacation rental use. Folio: E-01933.030
Civic: 1160 Upper Debeck Road, Naramata Legal: Lot 7, Plan KAP24878, District Lot 266, SDYD
OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)

Proposed Development:

This application is seeking to authorize the operation of a short-term vacation rental use of a three-bedroom dwelling at 1160 Upper Debeck Road for one “full” season term to expire on December 31, 2022, through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that “we would like to rent seasonally for approx. 5 years until we can retire in it...This home would be used as a vacation rental from May to October. Long Term Rental from October to May...There is a mandate in place with respect to our neighbours: no parties, no pets, no Bar B ques with guests who are unregistered.

Site Context:

The subject property is approximately 1,411 m² in area and is situated on the south side of Upper Debeck Road. It is understood that the parcel is comprised of a single family dwelling and an accessory structure (workshop).

The surrounding pattern of development is generally characterised by a mixture of other residential properties, parks, recreation and trails area, administrative, culture and institutional properties and agricultural land.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on March 11, 1974, while available Regional District records indicate that building permits have not previously 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), which supports the residential use of properties.

The OCP Bylaw does, however, contain an objective of allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family One (RS1) which, permits single detached dwellings as a principal use, with limited

occupation for commercial uses in the form of “home occupations” and “bed and breakfast operations” as permitted secondary uses.

The Regional District received written complaints regarding the operation of a vacation rental without a temporary use permit at the subject property in March 2021, which led to this application.

A letter prepared by a Registered On-Site Wastewater Practitioner (ROWP) has been provided stating that the septic system is compliant with the proposed vacation rental use.

The property has a geotechnical hazard rating for slumps and slides at its rear, while BC Assessment has classified the property as “Residential” (Class 01).

Analysis:

In considering this proposal, Administration notes that the Electoral Area “E” OCP Bylaw 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.

In response to the criteria contained in Section 22.0 of the Electoral Area “E” 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 and parking area on the parcel.

The applicant has also submitted a site plan which shows provision of adequate parking on-site. In addition, a Registered Onsite Wastewater Practitioner (ROWP) has provided a letter stated that the on site septic system is capable of accommodating the vacation rental use of the property.

Conversely, Administration recognises that 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” in order 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.

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

- Period of use (May-October);
- Posting of information within vacation rental;
- Maximum number of bedrooms (3);
- Maximum occupancy (6);
- Minimum number of on-site parking stalls (3);
- 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;

-
- Successful completion of a health and safety inspection.
-

Administrative Recommendation:

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

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:

Fiona Titley

Fiona Titley, Planner I

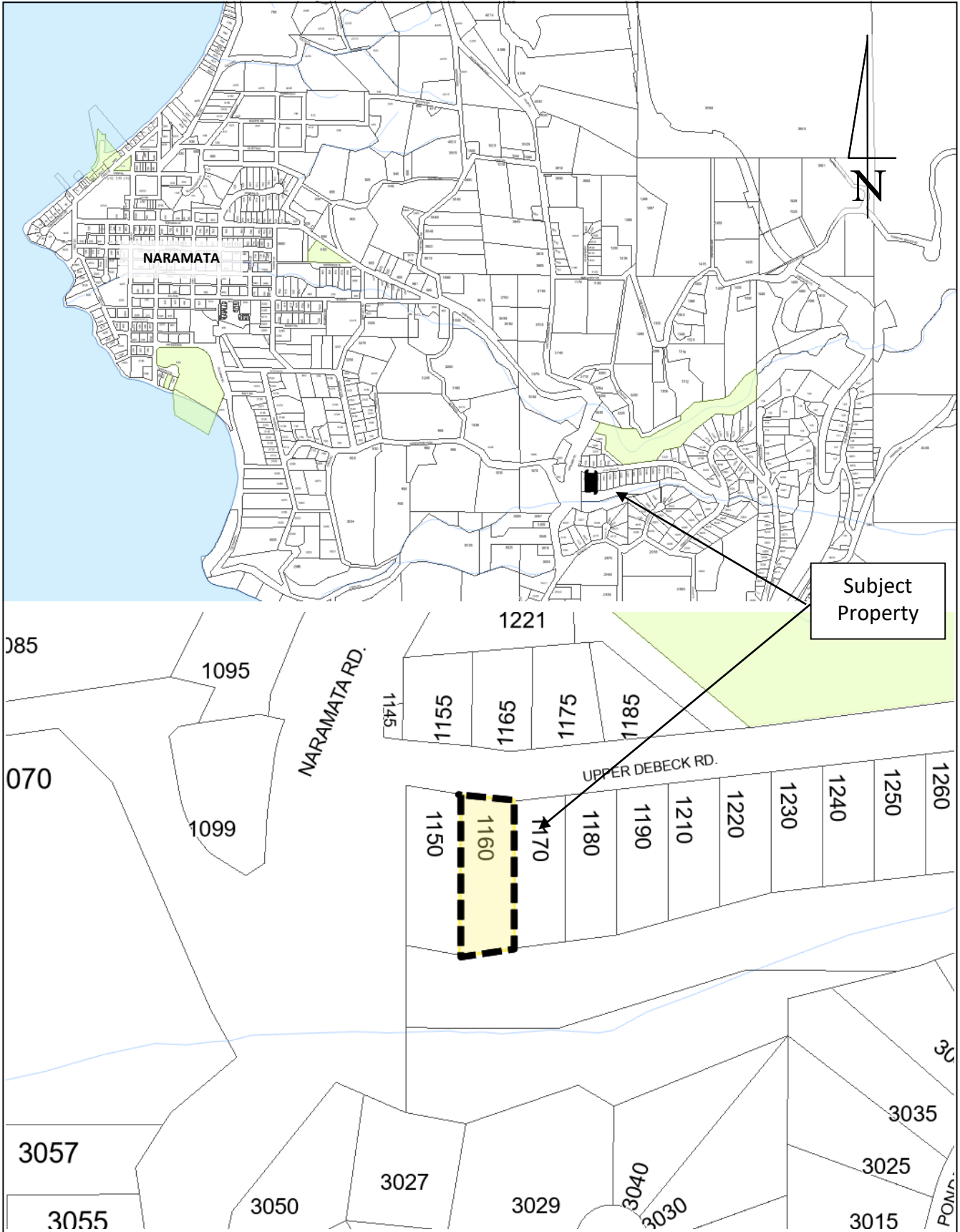
Endorsed By:

CG

C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps
No. 2 – Applicant’s Site Plan
No. 3 – Applicant’s Floor Plan
No. 4 – Applicant’s Floor Plan
No. 5 – Applicant’s Parking Plan
No. 6 – Site Photo (Google Streetview 2012)

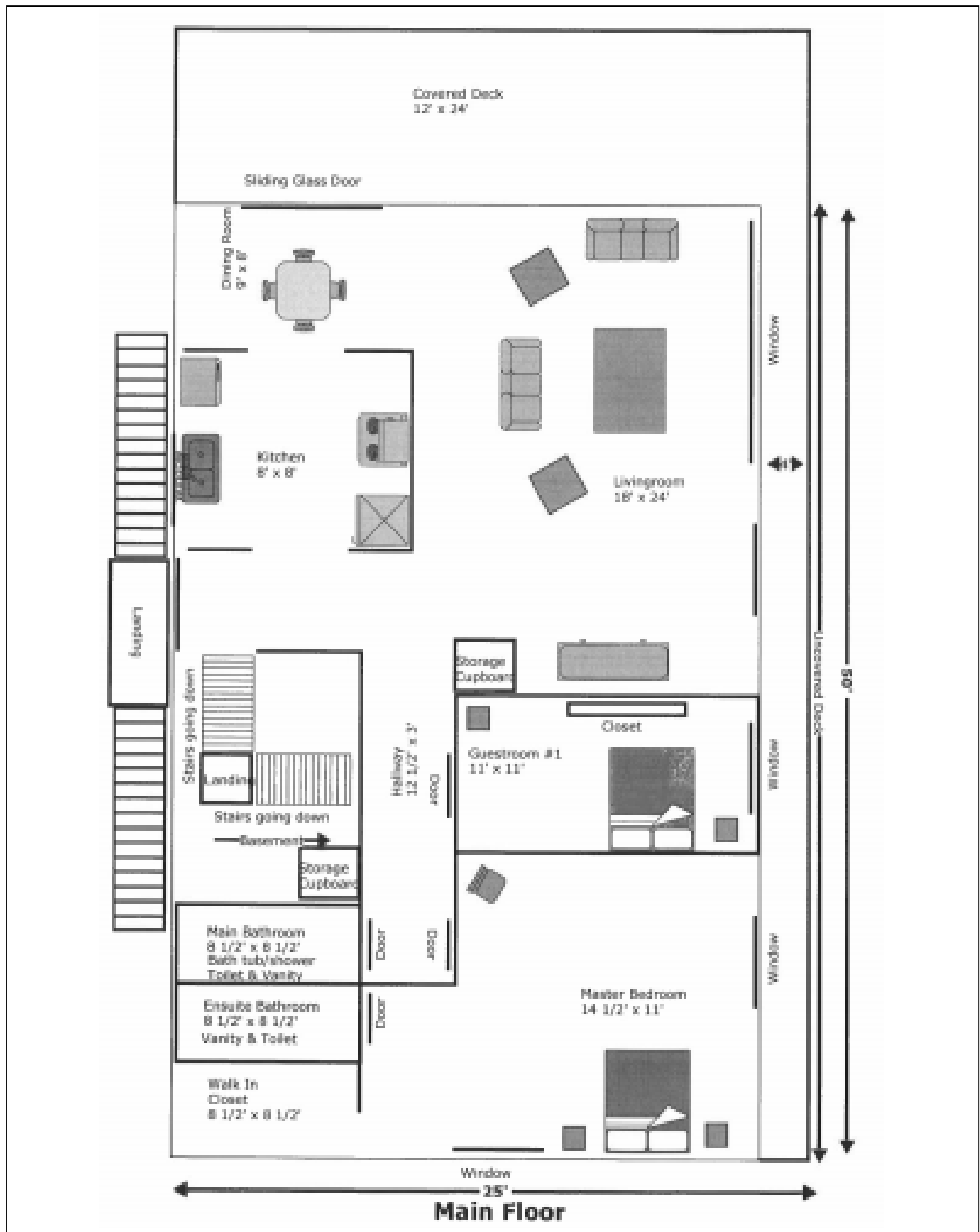
Attachment No. 1 – Context Maps



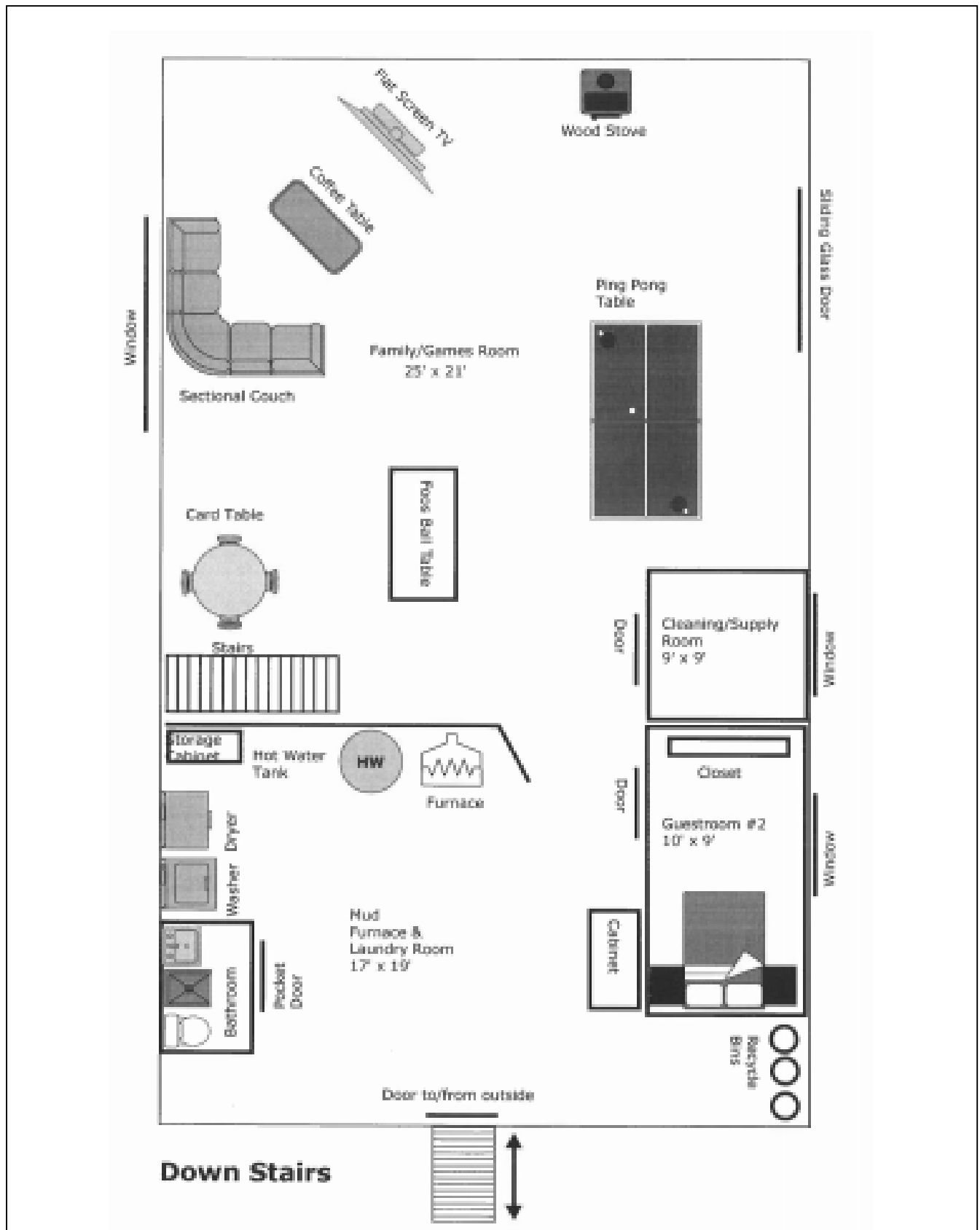
Attachment No. 2 – Applicant’s Site Plan



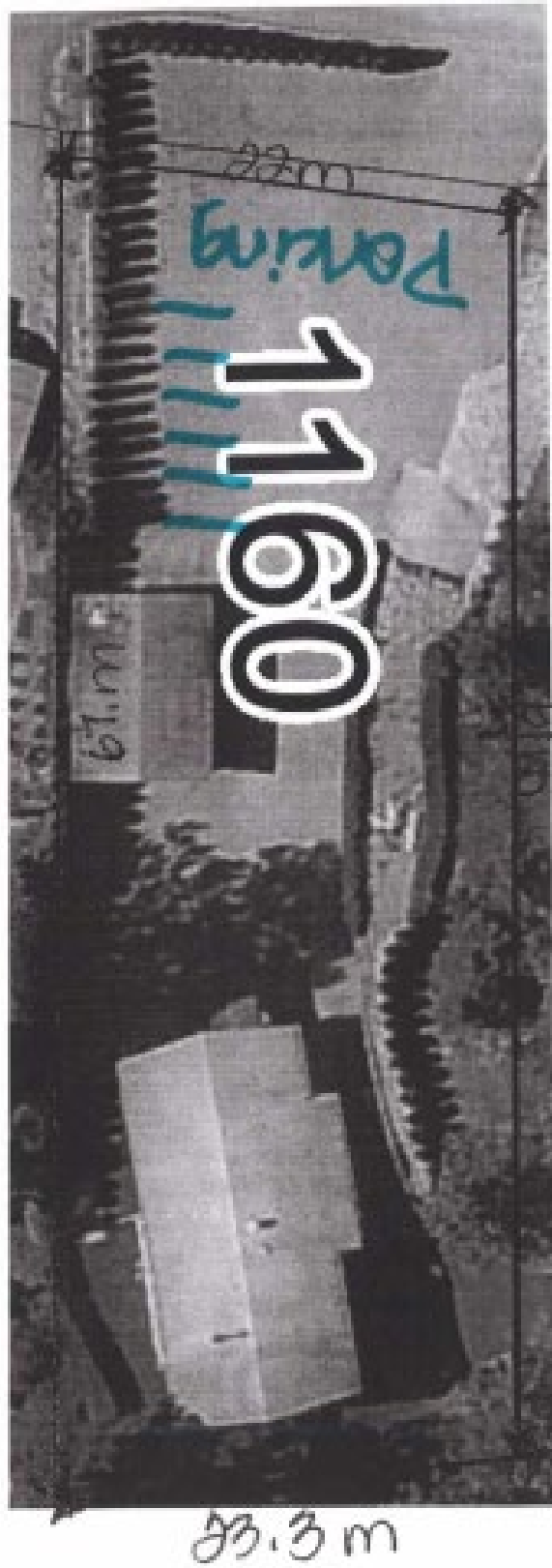
Attachment No. 3 – Applicant’s Floor Plans



Attachment No. 4 – Applicant’s Floor Plan



Attachment No. 5 - Applicants Parking Plan



No. 6 – Site Photo (Google Streetview 2012)

