

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 7, 2022
RE: Temporary Use Permit Application – Electoral Area “E” (E2022.002-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2022.002-TUP, to allow a vacation rental at 3059 Naramata Road, be approved.

Legal: Lot 2, Plan KAP36996, District Lot 207 209, SDYD Folio: E-02072.020

OCP: Agriculture (AG) Zoning: Agriculture One (AG1)

Proposed Development:

The applicant has stated that “during times when friends and family are not visiting we wish to supplement our retirement income with short term seasonal vacation rental opportunities...The guest house is a detached 2 bedroom accommodation with only one direct neighbour on its southern property border. Due to this and the rural nature of the property we anticipate minimal impact upon the neighbourhood”.

Site Context:

The property is 9,247 m² in area and is situated on the west side of Naramata Road. The parcel is comprised of a single detached dwelling, a guest cabin, a garage and various accessory structures.

The surrounding pattern of development is generally characterised by mix of larger agricultural parcels and similar sized residential parcels.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on July 31, 1986, while available Regional District records indicate that a building permit for single family dwelling (1990) and a garage/storage (1994) have previously been issued for this property.

The OCP designates the property Agriculture (AG), and the subject of Watercourse Development (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

It is zoned Agriculture One (AG1) which, among other uses, allows for an “accessory dwelling”, “agri-tourism accommodation” and “bed and breakfast operations” as secondary uses. The south west portion of the property is within the Agricultural Land Reserve (ALR), however, the accessory dwelling

which is to be used for the vacation rental is not in the ALR. BC Assessment has classified the property as “Residential” (Class 01) by BC Assessment.

A letter prepared by a Registered On-Site Wastewater Practitioner (ROWP) has been provided stating that “the tank was pumped, inspected and the system is working as intended...the existing septic system dispersal area has the capacity to more than handle the Daily Design Flow of this change of use. An additional 500 Imp. Gallon septic tank, and a PI-122 effluent filter will be added to the existing system to adequately increase the pre-treatment.” A Health and Safety inspection from June 13th was provided and no deficiencies were identified.

Public Process:

On March 14, 2022, a Public Information Meeting (PIM) was held at electronically and was attended by five (5) members of the public. The application was set to be heard at the March 14, 2022, Electoral Area “E” Advisory Planning Commission (APC) meeting, however the meeting was cancelled as a quorum could not be reached.

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item. All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:


The proposed vacation rental is on a parcel of land historically used for residential purposes and does not remove any land from agricultural production. 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.

Changing the duration of stay within an existing dwelling unit is not anticipated to introduce any land use conflicts that would not be present if the dwelling were used for residential purposes. Further, 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.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2022.002-TUP.

Respectfully submitted:



Fiona Titley, 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. E2022.002-TUP:

<input checked="" 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 checked="" 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 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		

Attachment No. 2 – Site Photo

