

## ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** April 21, 2022  
**RE:** Temporary Use Permit Application – Electoral Area “E” (E2022.004-TUP)

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### **Administrative Recommendation:**

**THAT Temporary Use Permit No. E2022.002-TUP, to allow a vacation rental use on the property at 123 Granite Court, Naramata, be approved.**

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Legal: Strata Lot 31, Plan KAP 3445, District Lot 2711, SDYD

Folio: E-06834.425

OCP: Low Density Residential (LR))

Zone: Low Density Residential Three (RS3)

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### **Proposed Development:**

This application is seeking to operate a short-term vacation rental use in the principal dwelling on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that “We are looking to rent the home as a vacation rental for about 10 weeks a year when we are not there, as we would like to earn some income from the property when we are not able to use it.”

### **Site Context:**

The subject property is approximately 3951 m<sup>2</sup> ha in area and is situated on the west side of Granite Court approximately 1.9km east of Okanagan Lake. It is understood that the parcel is comprised of a single detached dwelling, pool and cabana.

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been developed with single detached dwellings.

### **Background:**

The boundaries of the property were created on May 2, 2008, while available Regional District records indicate that a building permit for a single detached dwelling (2018), and a Pool/Cabana (2017) have previously been issued for this property.

The property is currently designated Low Density Residential zoned Low Density Residential Three which permits a single detached dwelling as a principle use and allows for a “bed and breakfast operation” as a secondary use. BC Assessment has classified the property as “Residential”.

### **Public Process:**

On April 11, 2022, a Public Information Meeting (PIM) was held electronically via Webex and was attended by ten (10) members of the public.

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At its meeting of April 11, 2022, the Electoral Area “E” Advisory Planning Commission recommended that the subject development application be approved.

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 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.

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 submitted a site plan which shows provision of adequate parking on-site and a letter certifying that the septic system has the capacity to accommodate the vacation rental use. In addition, a health and safety inspection was completed and did not identify any deficiencies.

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.

**Alternative:**

1. THAT the Board of Directors deny Temporary Use Permit No. E2022.004-TUP;

**Respectfully submitted:**



Fiona Titley, Planner I

**Endorsed By:**



C. Garrish, Planning Manager

Attachments:

- No. 1 – Agency Referral List
- No. 2 – Applicant’s Site Photo (Parking Area)
- No. 3 – Applicant’s Site Photo (Parking Area)

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 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 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 – Applicant’s Site Photo (Parking Area)



Attachment No. 3 – Applicant’s Site Photo (Parking Area)

