

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: B. Newell, Chief Administrative Officer

DATE: March 14, 2022

RE: Temporary Use Permit – Electoral Area “E”

Purpose: To allow for a vacation rental use).

Folio: E-02025.270

Civic: 2401 Workman Place

Legal: Lot 18, Plan EPP71589, District Lot 206, SDYD

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 our lock-off private entrance suite.”

Site Context:

The subject property is approximately 1033 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), and is not the subject of any development permit area designations.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family Three Site Specific (RS3s) which allows a secondary suite in the single detached dwelling since it is connected to a community sewer (Kettle Ridge).

BC Assessment has classified the property “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.

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” 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 year-round rental.

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

- Period of use (May 1st – October 31st);
- Posting of information within vacation rental;
- Maximum number of bedrooms (1);
- Maximum occupancy (2);
- Minimum number of on-site parking stalls (1);
- Prohibition of camping or use of RVs or accessory buildings for vacation rental occupancy;
- Providing TUP and contact information to neighbours.

Administrative Recommendation:

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

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:



Danielle DeVries, Planner 1

Endorsed By:



C. Garrish, Planning Manager

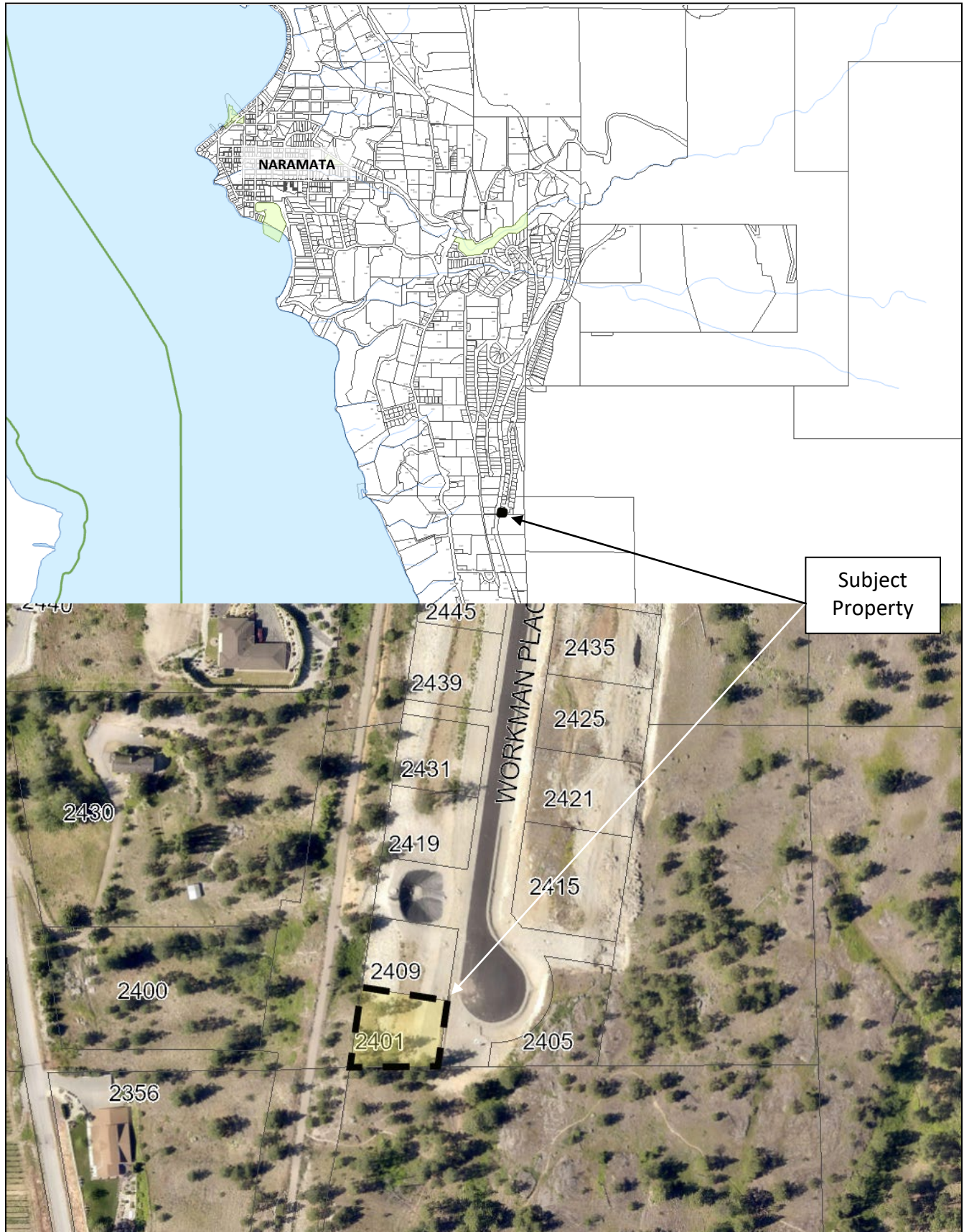
Attachments: No. 1 – Context Maps

No. 2 – Applicant's Site Plan

No. 3 – Applicant's Floor Plans

No. 4 – Site Photo

Attachment No. 1 – Context Maps



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Attachment No. 4 – Site Photo

