

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-02077.065

Civic: 1215 Arawana Road Legal: Lot 9, Plan KAP 24519, District Lot 207, SDYD

OCP: Low Density Residential (LR) Zone: Low Density Residential Three (RS3)

Proposed Development:

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

In support of this proposal, the applicant has stated that it is a “family home for family vacations and occasional vacation rentals... Quiet time will be 10pm.”

Site Context:

The subject property is approximately 2024 m² in area and is situated on the North side of Arawana Road. It is understood that the parcel is comprised of a single detached dwelling and a swimming pool.

The surrounding pattern of development is generally characterised by similarly sized residential parcels, with larger agricultural parcels to the east.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on November 5, 1973, while available Regional District records indicate that a building permits for a single family dwelling (1980) and a pool (1983) have 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).

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Small Low Density Residential Three (RS3) which, among other uses, allows for single detached dwellings as a principal use, with “bed and breakfast operations” as a secondary use.

The Regional District has received written complaints regarding the operation of a vacation rental on the property without a permit and issues with noise and parking related to this use.

BC Assessment has classified the property as “Residential” (Class 01).

Analysis:

File No: E2021.026-TUP

In considering this proposal, Administration notes that 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.

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.

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 (5);
- Maximum occupancy (10);
- Minimum number of on-site parking stalls (5);
- 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.
- Confirmation from a Registered Onsite Wastewater Practitioner (ROWP) that the septic system is capable of accommodating the vacation rental use.

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.
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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

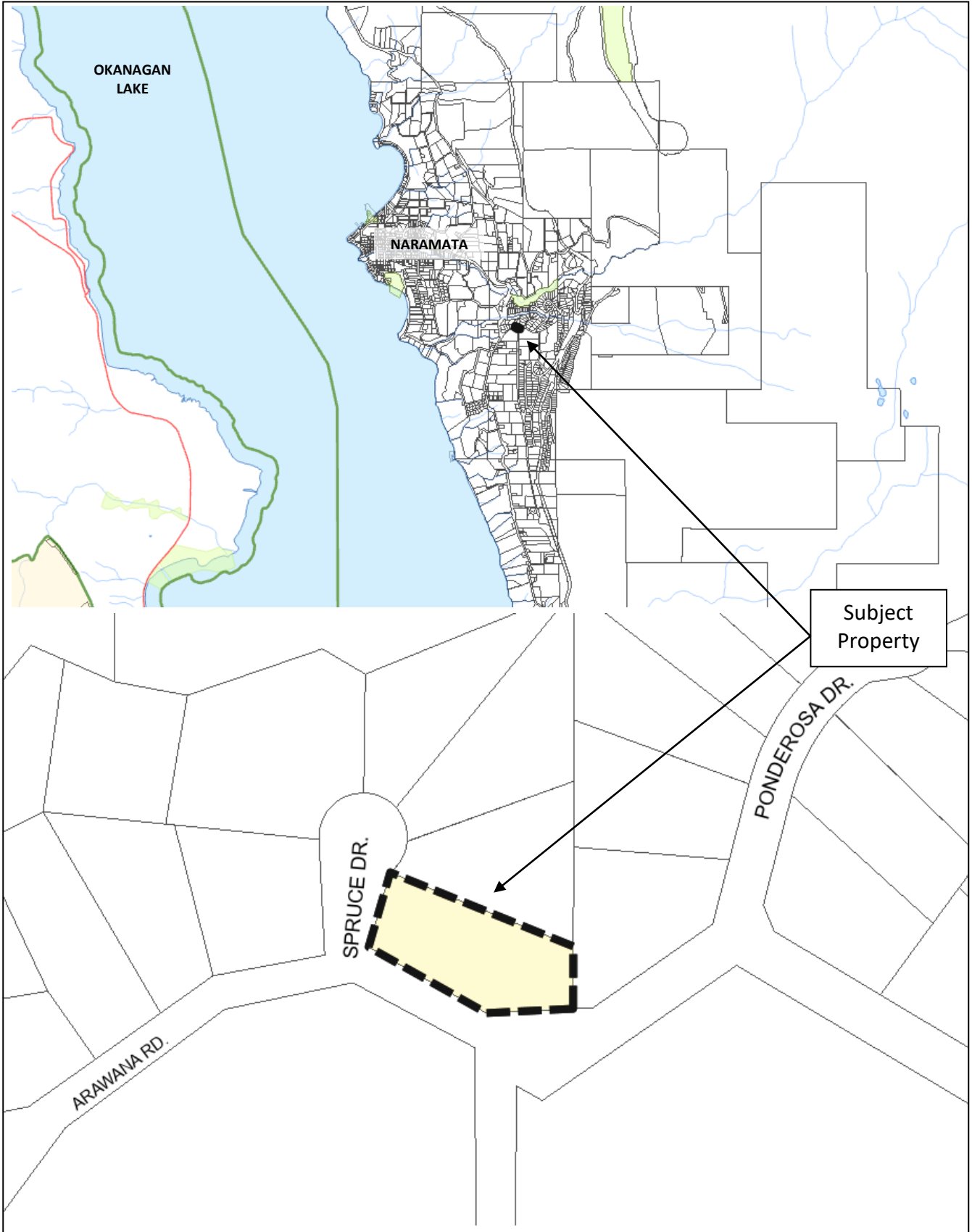
Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Site Plan

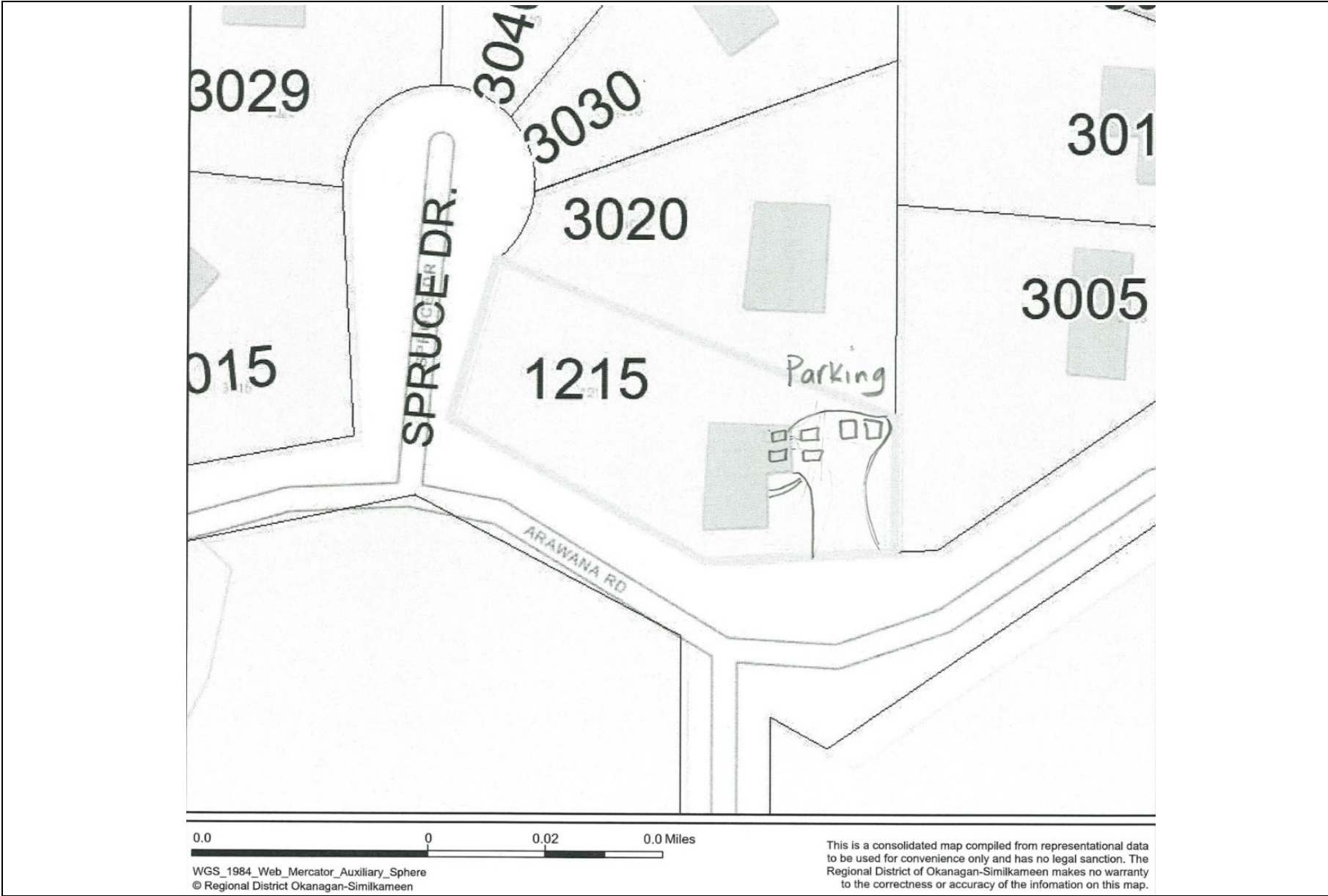
No. 3 – Applicant’s Floor Plan

No. 4 – Aerial Photo

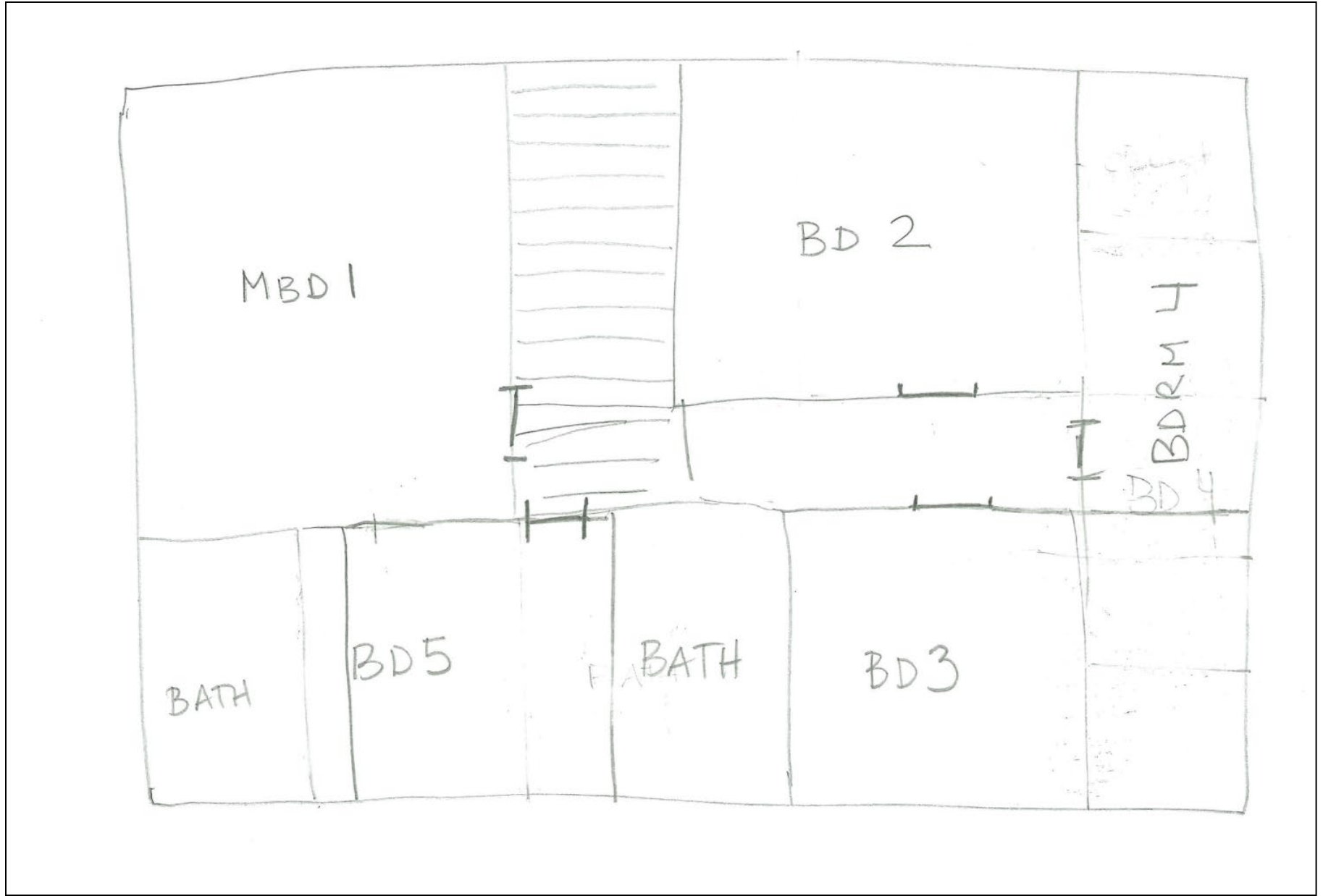
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Attachment No. 4 – Aerial Photo

