

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 in an accessory dwelling. Folio: E-02072.020

Civic: 3059 Naramata Road Legal: Lot 2, Plan KAP36996, District Lot 207 209, SDYD

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

Proposed Development:

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

In support of this proposal, 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 n its southern property border. Due to this and the rural nature of the property we anticipate minimal impact upon the neighbourhood”.

Site Context:

The subject property is approximately 9,247 m² in area and is situated on the west side of Naramata Road. It is understood that 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.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Agriculture (AG), and is the subject of a Watercourse Development (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently 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 tot eh existing system to adequately increase the pre-treatment.”

Analysis:

In considering this application, Administration notes that the proposed vacation rental use is on a parcel of land historically used for residential purposes and does not remove any land from agricultural production.

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, the use of an agricultural area for relatively commercial purposes can pose potential land use conflicts with agricultural operations.

However, 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.

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 (2);
- Maximum occupancy (4);
- Minimum number of on-site parking stalls (2);
- 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 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:

Fiona Titley

Fiona Titley, Planner I

Endorsed By:

CG

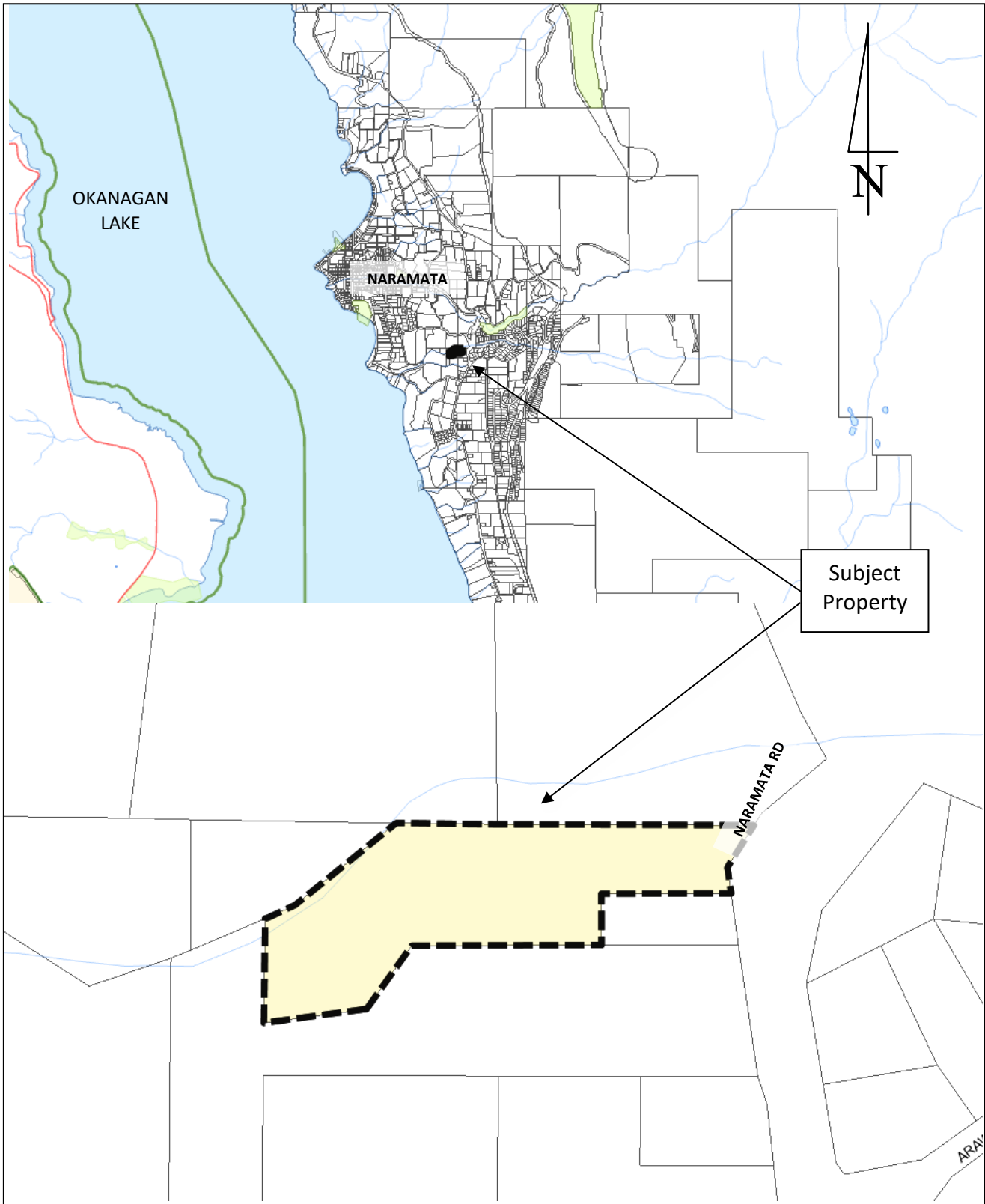
C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

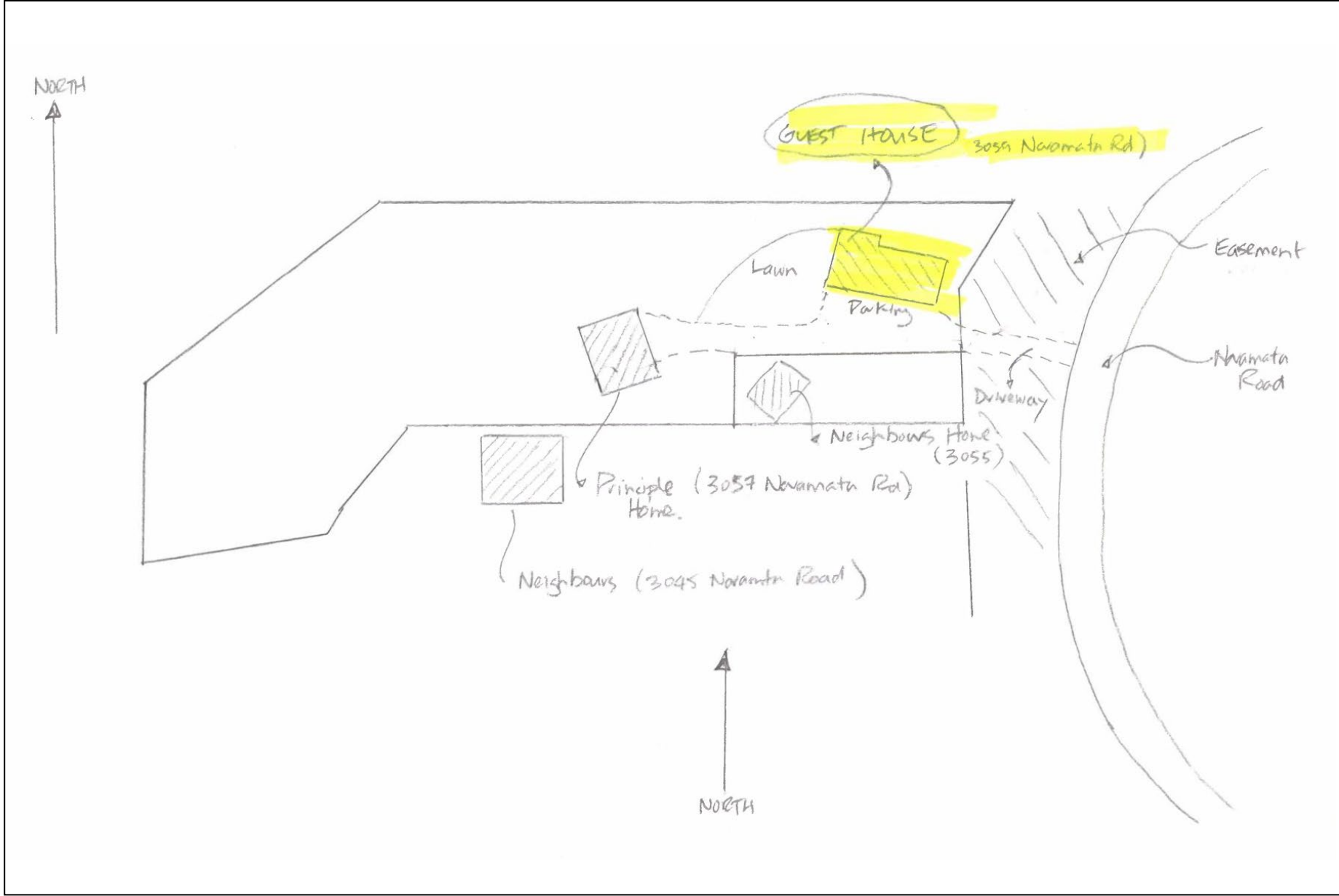
No. 2 – Applicant’s Site Plan

No. 3 – Applicant’s Floor Plan

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant’s Site Plan



Attachment No. 3 – Applicant's Floor Plan

