

Short Term Rental Permit Application - Proposed Use

Civic Address: 450 Robinson Avenue, Naramata BC V0H 1N0

Proposed Use: Short Term Rental of the during the period Apr 15 to Oct 15 in addition to personal use.

This application is for a renewal of the TUP that is currently in effect (E2024.015-TUP).

Naramata is a gathering place. Naramata means “Smile of Manitou”. It is a place where family and friends meet and enjoy each other’s company in a wonderful setting to enjoy the radiance of the “Smile of Manitou”. It is a welcoming place where I feel at home.

Our immediate and extended family has been contributing to the economic well being of Naramata for sixty-five years. My wife and I are on the cusp of retirement and plan to live in Naramata.

My parents bought a small lot in Naramata in 1961 from the Robinson family when I was a child. My parents built a Pan-Abode house by themselves after carefully saving for 3 years. As a young child, I also “helped” to build the house.

I have been to coming to Naramata ever since and my experiences here have had a significant and positive effect on me. Since then, the family involvement in Naramata has grown and grown. My wife and I, and our children and grandchildren come to Naramata.

My aunts and uncles, and many of my 22 cousins and their children and grandchildren come to have wonderful experiences in Naramata. Some are come from Vancouver, others come from as far as New York and Europe. Over the years, there have been numerous happy events, including my children entering an Ogopogo float in the Naramata community parade, and a family wedding. We all feel at home in Naramata. There are others that meet in Naramata to gather and feel the same.

As the number of descendants has increased, Martin and Andrea Forbes purchased 450 Robinson in 2016 to accommodate more family members at our gatherings, with a long-term view to retirement. As I have told others about Naramata, they have asked about staying in Naramata.

We would like to rent our home for the benefit of other than family members, and in order to provide more tourism revenue to the area’s local wineries and businesses. Short term rentals would allow other families to enjoy this centrally located well-appointed Naramata family home.

One of the objectives of the people of Naramata is to encourage more people to come to Naramata. But how do people learn about Naramata? They come for short periods of time and then decide to stay or return. We are introducing people to the benefits and features of Naramata. People who come to Naramata become enthralled with its essence and want to experience it all the more. Some may choose to live here.

There are people that need to have a home base to search for a place to buy. Eden Cottage can offer them that opportunity.

In addition to making the Eden Cottage (450 Robinson Ave) available during the summer months, we have also opened our arms to people who need to have a base while searching for a place to buy and become permanent residents. Over this past winter, we have offered that opportunity to someone who is currently staying at Eden Cottage.

We have provided a home for people who want to seek homes to buy and become a member of the community. This is helping to provide homes for people, which is one of the stated purposes of Naramata.

There are significant benefits to the Naramata economy. We have employed many people for work at 450 Robinson Ave, often using local people sourced from the bulletin board at the Naramata store. This has included: gardening and yard work, landscaping, plumbing, septic maintenance and repairs, painting and cleaning. Visitors to the area also spend much more per day than residents.

This proposal is compatible with the OCP and Zoning. There is no development planned. The house and property are to remain as is.

Robinson Ave is the main street of Naramata. The surrounding area includes both commercial and residential properties. Immediately to the west of 450 Robinson, are Naramata's main commercial establishments including the Naramata Store (219 Robinson Ave), the Sun 'n Sup paddleboard and kayak rental shop (176 Robinson Ave), as well as several cafes and restaurants between these businesses. The Village motel is also nearby at 244 Robinson while the Naramata Village Motel is located on the block kitty-corner at 360 Robinson Avenue. There are also several commercial buildings east of 450 Robinson, including Rocky's Real Things Pizza (961 Robinson) and the Naramata Pub & Grill (985 Robinson). The proposed use is compatible with its location.

The house has three spacious bedrooms as well as a games alcove and two bathrooms capable of accommodating 6 people. The original building dates from 1992 and is fenced with large mature trees and bushes providing privacy from adjacent properties. There is ample off-street parking for 3 cars, as shown on the plans.

There are fire extinguishers and Fire Safety Plans posted on each level. The house was previously inspected on May 6, 2024 by Norm from the RDOS Building Department and found to be compliant with the regulations. I have attached an updated Health and Safety Inspection checklist which notes that there are now Fire Exit Plans posted on both levels as well as Fire Extinguishers on both levels.

The proposed temporary use for short-term rentals of the entire house from Apr 15 to Oct 15 for 450 Robinson will be administered by family members, primarily by Martin and Andrea Forbes. I (Martin) spend a good portion of my semi-retirement at 3795 1st Street, in Naramata, and would manage the 450 Robinson Ave property from this nearby long-term family property.

In the words of Mrs. A. L. Gillespie, from her poem "Naramata":

Echoes of laughter on the shore
Blend with the dip of a falling oar;
And sunlight or starlight has no frown,
As it loving rests on the little town
 Of Naramata.

O, the waters blue, and whispering trees,
The blossoming flowers, the humming bees,
And the loyal hearts of people true
Have just one song ---"We welcome you"
To Naramata

It is in the spirit of the welcoming tradition of Naramata that I request the granting of a Short-Term Rental Permit for 450 Robinson Ave, Naramata. We would like to welcome others to enjoy the radiance of the "Smile of Manitou" to warm the souls of all who experience Naramata.

Thank you,

Martin Forbes