

# Proposal Summary: TUP 4245 Mill Road Naramata for Tidball Hollyhock Trust

March 9, 2026

## Background Information

Our grandparents built Sandy Beach Lodge in early 1950s and our parents purchased a small cabin on a property three lots down in late 1960s. Our parents met at Penticton High and the three oldest siblings were born in Penticton. Upon retirement our father built his permanent residence in Naramata in 2007 and the original cabin was moved to the back of the property. My brother Stephen built the new Naramata home. Our grandparents and parents are buried in the Naramata cemetery.

The four siblings who inherited this amazing beach front property now vacation in Naramata throughout the year, including four weeks during the summer months. Offsetting the ever increasing property expenses has allowed us to continue enjoying Naramata with our children and grandchildren.

We have had a temporary use permit as a vacation rental for the past 10 years since 2015. We were granted a variance for 14 guests following the May 11, 2015 RDOS meeting. We welcome guests from May 1 to September 30.

We have good relations with our neighbours as we focus on family groups usually including three generations. Many of our guests return year after year.

We employ a team of local Naramata residents in cleaning, landscaping and maintenance. Our guest book recommends local restaurants, stores and recreational opportunities. We always have our concierge April Knox greet guests, give a property tour, enlist help with water usage and reinforce our good neighbour policy.

## Local contacts

Our next door neighbours look after our rentals.

and [REDACTED] Both have lived in Naramata their whole lives.

## Parking

Our paved parking lot is 80 feet by 56 feet ( 24.3 meters by 17meters). I have attached an aerial photo of the site with the parking lines. There is easy access directly off Mill Road. The parking lot is surrounded by landscaping and fencing.

## Buildings

The main house built in 2007 has five bedrooms and four bathrooms. The smaller original cabin has two bedrooms and one bathroom. The maximum property occupancy granted by a variance is 14.

The smaller original cabin was upgraded to code as well in 2007.

**Septic**

The small cabin (sleeps 4) has its own septic system. The main house' new septic system was installed in 2022 (see attached documents) It was designed by Karen Halliday with Quality Control Management: "System designed to service: a five bedroom 264 sq. m seasonal vacation rental with a maximum occupancy of 10 persons."

Our septic system is maintained on a regular basis by Quality Control Management.(attached)

**Garbage and Recycling**

Waste Connections of Canada picks up our garbage and recycling bins weekly. We also have two municipal green waste containers.

**Pets**


We have a no pet policy.

**Noise bylaws**

We reinforce a "no party" policy. Our rental agreement reduces the damage deposit by \$500.00 if there is any outdoor noise after 10:00pm. Our neighbours and year round residents April Knox and Martin Dicken are readily available if any problems arise (so far so good). April and Martin also help maintain our property.

**RV vehicles** are not permitted during guest visits.

Thank you for your consideration,



Katheryne Robbins