

## Proposal Summary

The proposed land use is the operation of a **short-term rental within a legal one-bedroom secondary suite** located in an owner-occupied single-family residence in Naramata, BC. The property is located at 2965 Outlook Way, in Naramata, BC.

## Compliance with OCP and Zoning Regulations

The subject property is designated for residential use under the applicable Official Community Plan (OCP) and is zoned to permit a **secondary suite within a principal residence**. The existing suite was constructed and approved as a legal secondary suite and complies with current zoning, building, and safety regulations.

The proposed short-term rental use does not alter the physical form, density, or intensity of development on the property. The use is contained entirely within the existing legal suite and maintains the residential character of the property. No zoning variance or deviation is proposed as part of this application, beyond the issuance of a Short-Term Rental Permit as required by RDOS.

## Anticipated Benefit and Impact of the Proposal

The proposed short-term rental provides **small-scale, locally managed visitor accommodation** that supports tourism and economic activity in the Naramata area. Guests staying in the suite contribute to the local economy by visiting nearby **wineries, beaches, restaurants, shops, and recreational amenities**, helping to support local businesses and seasonal employment.

The short-term rental also allows visitors to **experience the unique character and natural beauty of Naramata**, including the lakefront, vineyards, trails, and surrounding rural landscape, in a manner that is consistent with the community's residential setting.

As the owners, my wife and I reside on site, and we actively manage it personally, allowing for immediate response to any issues and ensuring compliance with noise, parking, and occupancy expectations. The anticipated impact on the neighbourhood is minimal due to the limited size of the suite, restricted guest occupancy, on-site parking availability, and enforcement of house rules. Overall, the proposal supports local tourism and economic benefits while maintaining the safety, livability, and residential character of the community.

Thank you,  
Terry Vermeer