

## ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** September 23, 2021  
**RE:** Temporary Use Permit Application – Electoral Area “I” 174 Range Road

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### **Administrative Recommendation:**

**THAT Temporary Use Permit No. I2021.020-TUP to allow a “vacation rental” use at 174 Range Road, Twin Lakes be approved.**

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Legal: Lot 4, Plan KAP43313, District Lot 2282S 2169, SDYD      Folio: I-02342.040

OCP: Small Holdings (SH)      Zone: Residential Single Family Two (RS2)

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### **Proposed Development:**

To authorize the operation of a short-term vacation rental use of a three bedroom dwelling at 174 Range Road for one “full” season term to expire on December 31, 2022, through the issuance of a Temporary Use Permit (TUP).

### **Site Context:**

The subject property is 1673 m<sup>2</sup> in area and is situated on the north side of Range Road and south of the Twin Lakes Golf Course. The parcel is comprised of a single detached dwelling. The surrounding pattern of development is characterised by similar residential uses, and Twin Lakes Golf course is located directly to the north of the parcel.

### **Background:**

The property was created on July 18, 1990, while available Regional District records indicate that a building permit for a single family dwelling (1992) has previously been issued for this property.

Under the Electoral Area “I” Official Community Plan (OCP) Bylaw No. 2683, 2016, the subject property is currently designated Small Holdings (SH), and is designated an “Important Ecosystem Area”.

Zoning is Residential Single Family Two (RS2), which permits single detached dwellings as a principal use, with limited occupation for commercial uses in the form of “home occupations” and “bed and breakfast operations” as permitted secondary uses.

While the property is within the Agricultural Land Reserve (ALR), it has been classified as “Residential” (Class 01) by BC Assessment.

A Health and Safety Inspection was completed on July 27, 2021 and the Building Inspector identified no deficiencies.

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A letter prepared by a Registered On-Site Wastewater Practitioner (ROWP) has been provided stating that “The residence has 3 bedrooms and approximately 1800 ft<sup>2</sup> of living space. It doesn't appear that any additional bedrooms or living space has been added to the structure, since it was built, that could potentially affect the daily flow rate. At this time, the system appears to be functioning as designed.”

**Public Process:**

On August 25, 2021, an Electronic Public Information Meeting (PIM) was held and was attended by 3 members of the public, as well as the applicant, staff and the Electoral Area Director.

At its meeting of August 18, 2021, the Advisory Planning Commission (APC) recommended to the RDOS Board that the development application be approved.

Adjacent property owners will have received notification of this application with written comments being accepted up until one week prior to the Board’s regular meeting at which the application is to be considered. All comments received are included as a separate item on the Board’s Agenda.

**Analysis:**

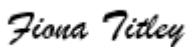
The Area “I” OCP Bylaw includes supportive policy for vacation rental uses in residential areas and outlines a number of criteria against which the board will consider such a use.

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 on the parcel. The applicant has submitted a site plan which shows provision of adequate parking on-site and the ROWP letter stated that the on site septic system is capable of accommodating the vacation rental use. A health and safety inspection was completed and did not identify any deficiencies.

**Alternatives:**

1. THAT Temporary Use Permit No. I2021.020-TUP be denied;

**Respectfully submitted:**



Fiona Titley, Planner I

**Endorsed By:**



C. Garrish, Planning Manager

- Attachments:** No. 1 – Site Photo (Google Streetview 2012)  
No. 2 – Aerial Photo

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , prior to Board consideration of TUP No. I2021.020-TUP:

<input checked="" type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input checked="" type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Ministry of Environment & Climate Change Strategy	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District		

Attachment No. 2 – Site Photo (Google Earth 2021)

