

Lauri Feindell

Subject: FW: Temporary Use Permit Referral - Vacation Rental 174 Range Road (I2021.020-TUP)

From: Moraes, Ryan [mailto:Ryan.Moraes@fortisbc.com]

Sent: August 18, 2021 10:19 AM

To: Planning <planning@rdos.bc.ca>

Subject: RE: Temporary Use Permit Referral - Vacation Rental 174 Range Road (I2021.020-TUP)

Hello,

We have no issues with this TUP.

Regards,

Ryan Moraes, P.L.Eng, AScT | Planning & Design Technologist | FortisBC

1975 Springfield Rd | Kelowna, BC V1Y 7V7

☎250-490-2621 7 778-214-0509 | ✉ryan.moraes@fortisbc.com

you are not the intended recipient, please contact the sender immediately and delete all copies of the message including removal from your hard drive. Thank you.



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033

August 27, 2021

Reply to the attention of Sara Huber
ALC Inquiry: 52376
Local Government File: I2021.020-TUP

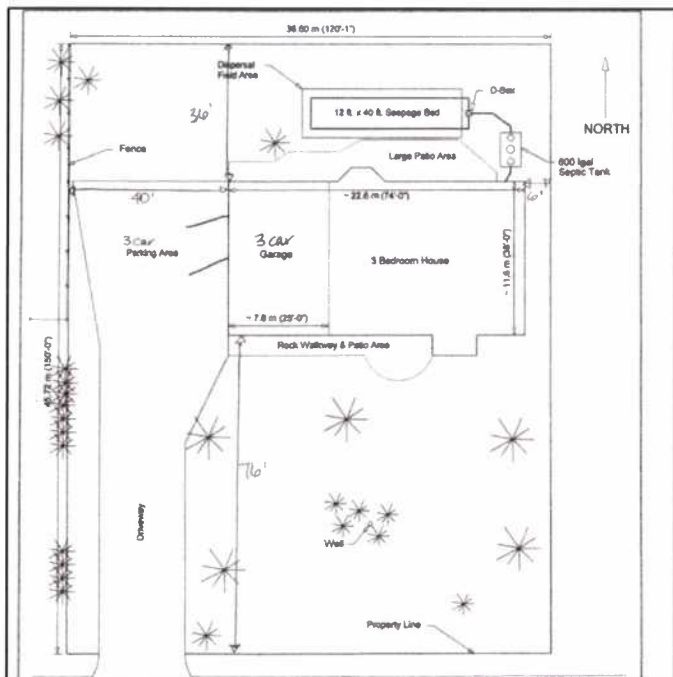
Fiona Titley,
Planner 1, RDOS
planning@rdos.bc.ca

Re: Regional District of Okanagan Similkameen Temporary Use Permit I2021.020-ZONE

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS) Temporary Use Permit I2021.020-TUP (the "TUP") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the TUP is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The TUP proposes to allow for the operation of a short-term vacation rental use on the property identified as 174 Range Road, Kaleden; PID: 016-206-614 (the "Property") in the 167.2 m² principal residence including three bedrooms for up to six people from May to October.

Proposal Sketch:



The referral documents submit that the applicants live on the property next door (170 Range Road; PID: 016-206-606) and would like to use the Property for income purposes.

The RDOS has proposed the following conditions on the issuance of the TUP:

- Period of use from May to October
- Posting of information within the vacation rental
- Maximum 3 bedrooms
- Maximum 6 occupancy
- Minimum 3 on-site parking stalls
- 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

The ALC does not regulate the tenure of the principal residence. That being said, including conditions on the TUP, such as requiring the posting of information about agriculture and the ALR within the short-term rental, can assist in ensuring there is no negative impact to agriculture. Aside from this, ALC staff have no objection to the issuance of the TUP.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of RDOS I2021.020-TUP

CC: Ministry of Agriculture – Attention: Philip Gyug (Philip.Gyug@gov.bc.ca)

52376m1

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. I2021.020-TUP

Approval Recommended for Reasons
Outlined Below

Interests Unaffected

Approval Recommended Subject to
Conditions Below

Approval Not Recommended
Due to Reasons Outlined Below

Please see attached letter.

Signature: _____



Signed By: _____

Tanya Osborne

Agency: _____

Interior Health

Title: _____

Community Health Facilitator

Date: _____

September 9, 2021



Interior Health
Every person matters

September 9, 2021

Finoa Titley
Planning Department
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A-5J9

RE: File No. I2021.020-ZONE: 174 Range Road: Lot 4, Plan KAP43313, District Lot 228S 2169, SDYD

Dear Fiona Titley,

Thank you for the opportunity to provide comments on this application. It is our understanding that the applicant is requesting a Temporary Use Permit (TUP) to operate a short-term vacation rental at the subject property whereby the entire property would be rented and not available to house the owner or long-term renters. This referral has been reviewed from a Healthy Communities Development perspective. The following is for your consideration:

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is affordable, stable, high quality, and in a location and community that meets our needs and supports health and well-being.

While this vacation rental can contribute to the property owner's income and support tourism through accommodation for the travelling public, it also reduces the availability of long-term housing units available in the community. It is important to balance long-term housing needs with support for visitors and economic opportunity. As noted in the RDOS 2020 Housing Needs Assessment, there is an acute shortage of long-term rental availability.

A sewerage system file review has also been conducted (see attached sewerage record), with the existing system being almost 30 years old. All onsite sewerage systems have a limited lifespan. Therefore, we recommend that an [Authorized Person](#), under the BC [Sewerage System Regulation](#) [B.C. Reg. 326/2004] complete a performance inspection of the existing system to ensure the system is in good working order.

Interior Health is committed to improving the health and wellness of all by working collaboratively with local governments and community partners to create policies and environments that support good health. We hope that this referral response will give the Board some things to consider before proceeding with this application.

Sincerely,



Tanya Osborne, BAHS
Community Health Facilitator
Healthy Communities
Tanya.Osborne@interiorhealth.ca