

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: B. Newell, Chief Administrative Officer

DATE: August 18, 2021

RE: Temporary Use Permit – Electoral Area “I”

Purpose: To allow for a vacation rental use.

Folio: I-02342.040

Civic: 174 Range Road

Legal: Lot 4, Plan KAP43313, District Lot 2282S 2169, SDYD

OCP: Small Holdings (SH)

Zone: Residential Single Family Two (RS2)

Proposed Development:

This application is seeking 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).

In support of this proposal, the applicant has stated that “The reason for us renting 174 Range Road, as a vacation rental, is that we just built a new home at 170 Range Road, right next door to 174. Because we are living here permanently now, I had to leave my employer in Vancouver. The rental of 174 Range Road will be my income going forward.”

Site Context:

The subject property is approximately 1673 m² in area and is situated on the north side of Range Road and south of the Twin Lakes Golf Course. It is understood that the parcel is comprised of a single detached dwelling.

The surrounding pattern of development is generally characterised by similar residential use, and Twin Lakes Gold course located directly to the north of the parcel.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops 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”.

Under the Electoral Area “I” Zoning Bylaw No. 2457, 20008, the property is currently zoned 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.

A letter prepared by a Registered On-Site Wastewater Practitioner (ROWP) has been provided stating that “The residence has 3 bedrooms and approximately 1800 ft² 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.”

Analysis:

In considering this proposal, Administration notes that the Electoral Area “1” 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.

In response to the criteria contained in Section 23.0 of the Electoral Area “1” OCP bylaw, 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 area on the parcel.

In response to the criteria outlined in Section 11.7.2, in favour of the application, the applicant has submitted a site plan which shows provision of adequate parking on-site. In addition the ROWP letter stated that the on site septic system is capable of accommodating the vacation rental use.

Further, a health and safety inspection was completed and did not identify any deficiencies.

Conversely, the intent of the Regional District’s “Vacation Rental Temporary Use Permit Policy”, and supportive OCP policies is to allow for a new vacation rental use to operate for one “season” in order to determine if such a use is inappropriate, incompatible or unviable at a particular location and, if so, to allow for the permit to lapse or not be renewed within a relatively short period.

For the reasons listed above, Administration supports approval of the temporary use permit under the following conditions:

- Period of use (May-October);
- Posting of information within vacation rental;
- Maximum number of bedrooms (3);
- Maximum occupancy (6);
- Minimum number of on-site parking stalls (3);
- 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.

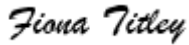
Administrative Recommendation:

THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved.

Options:

1. THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved with the following conditions:
 - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be denied.

Respectfully submitted:



Fiona Titley, Planner I

Endorsed By:



C. Garrish, Planning Manager

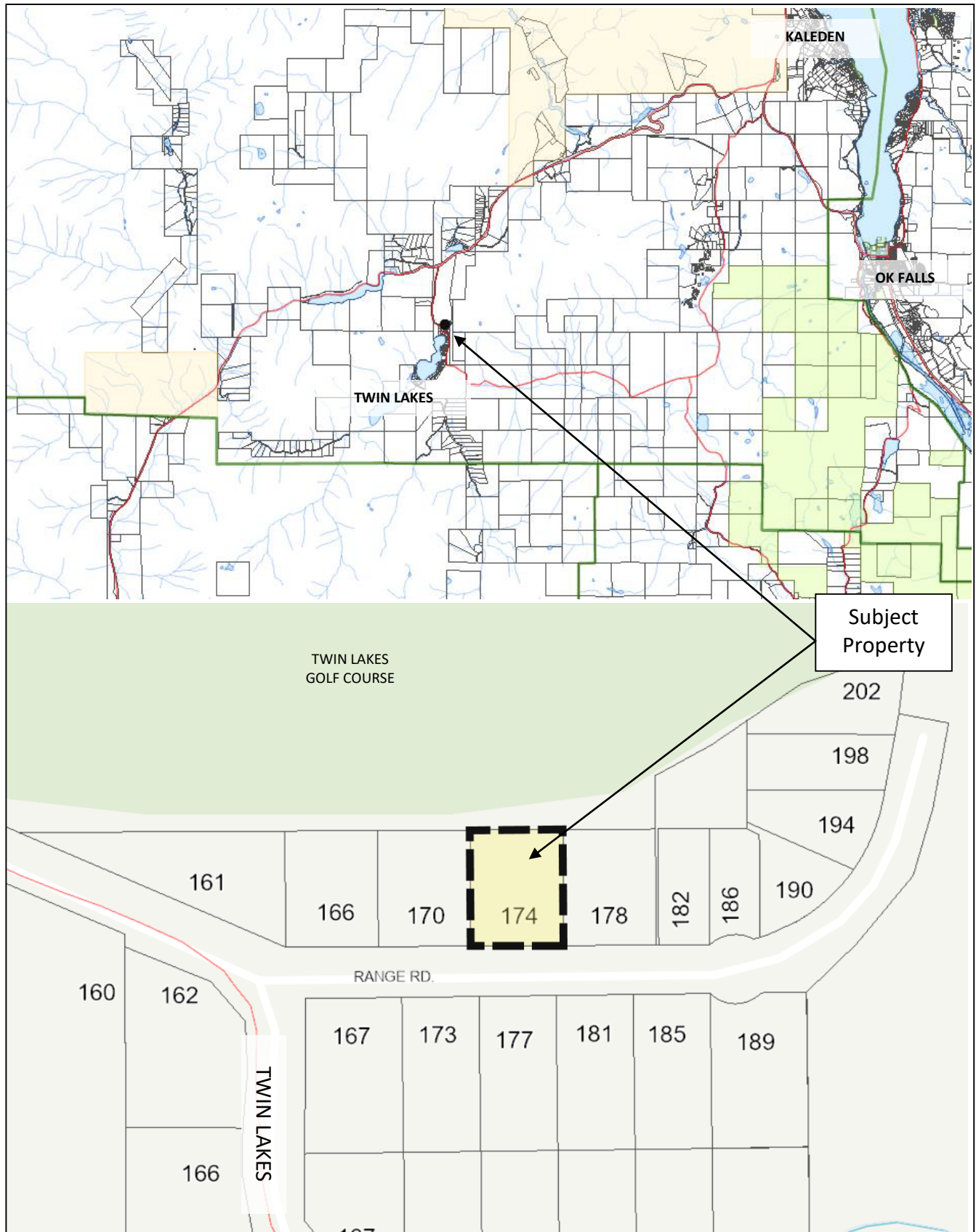
Attachments: No. 1 – Context Maps

No. 2 – Applicant's Site Plan

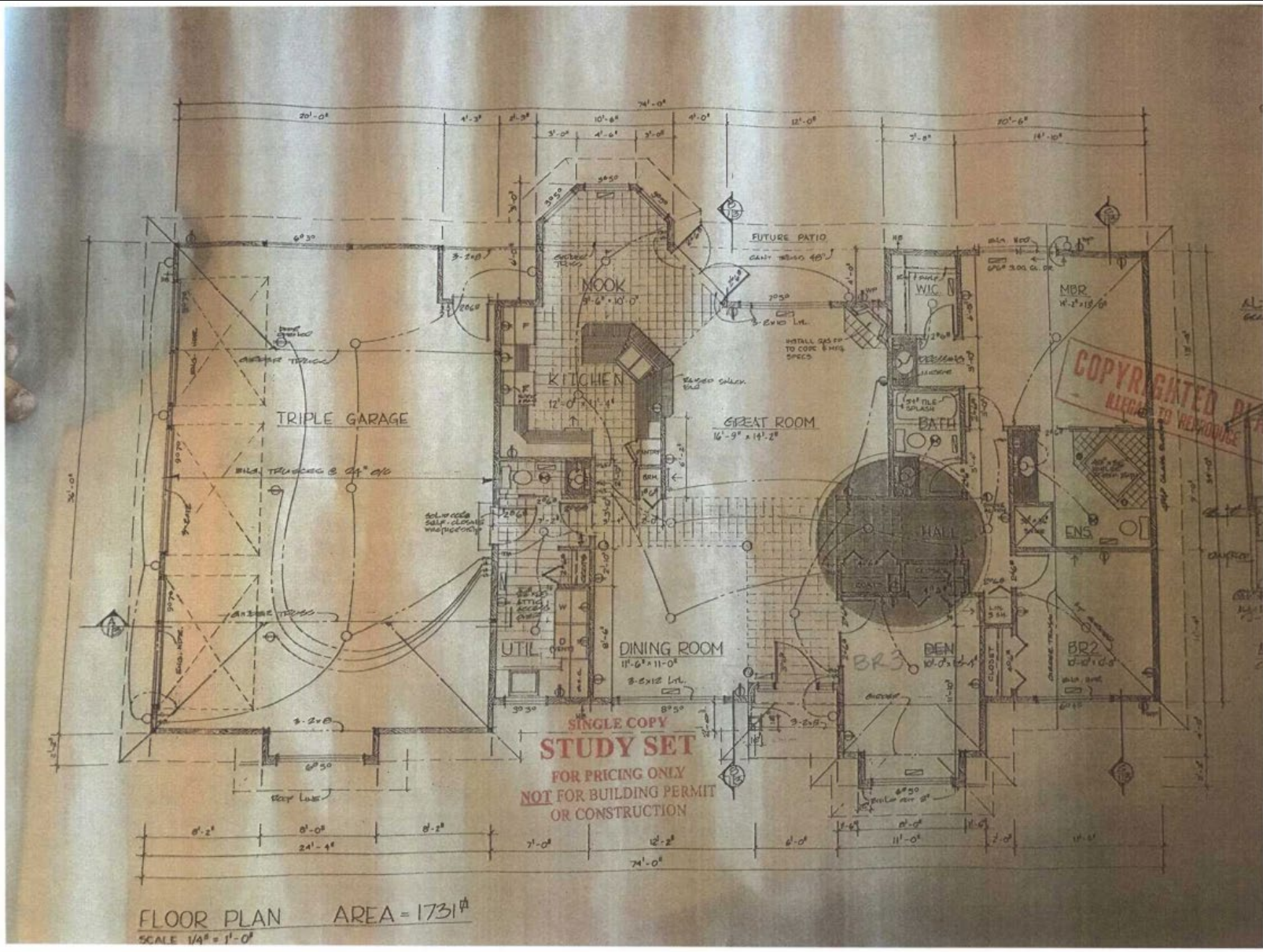
No. 3 – Applicant's Parking Plan

No. 4 – Site Photo

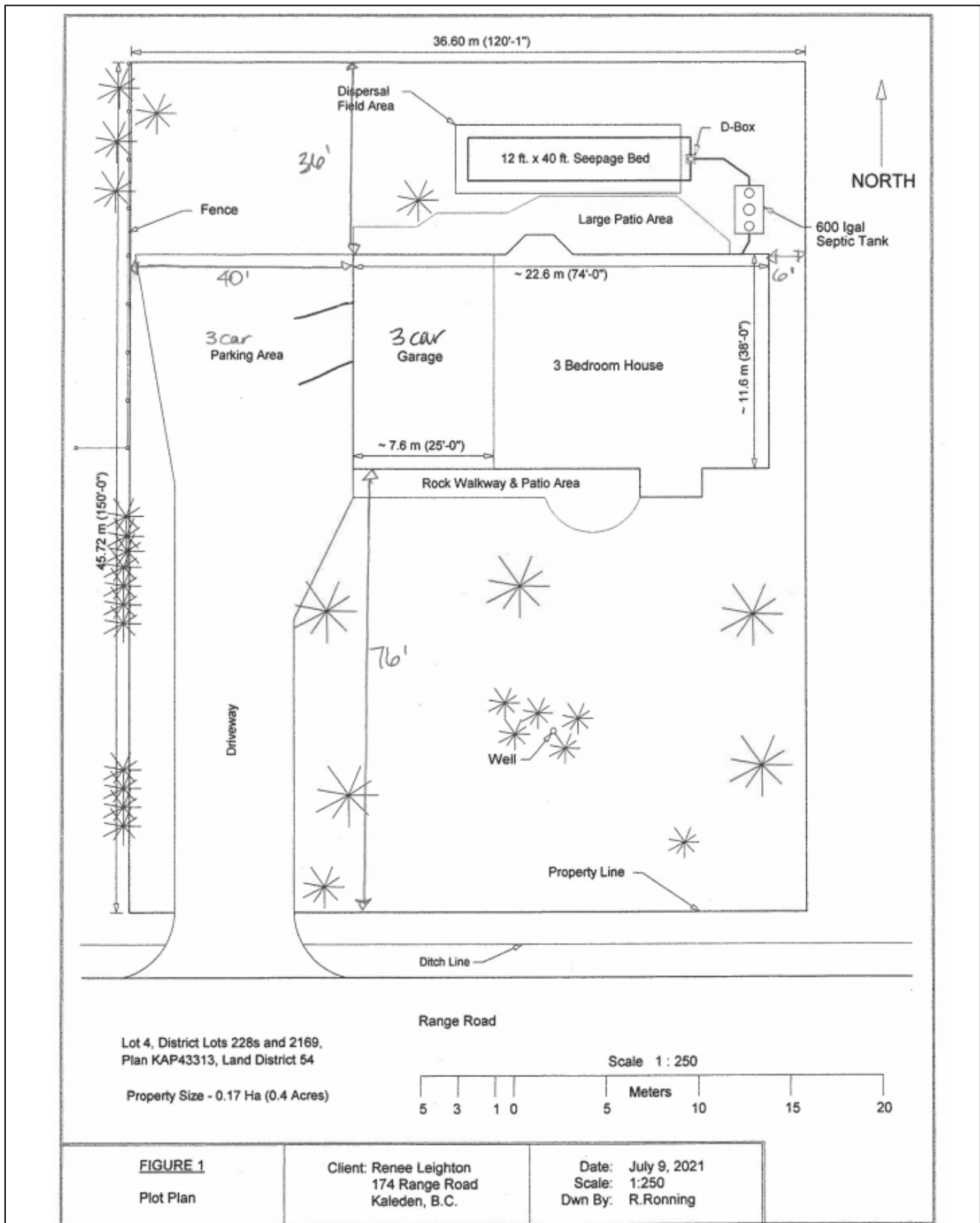
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Attachment No. 2 – Applicant's Site Plan



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Attachment No. 4 – Site Photo

