

1 CURRENT USE

The Subject Property is situated on Sundial Road to the east of Kinnikinnick Lane. The Property is currently used as a vacation home for the Owners with vacation rental activity between Owner visits.

The Property has eight bedrooms and four bathrooms and the Owners are present one to two times per month for three to seven days each visit. As the Property is large in nature, the Owners often have groups of friends visit or stay with them when they are at the Property.

2 PROPOSED TEMPORARY USE

The proposed temporary use for the Subject Property is for the operation of short-term vacation rentals during the months of April to October. The Property will accommodate a maximum of sixteen guests since there are eight bedrooms with sleeping space for sixteen.

This proposal is identical to the previously approved temporary use.

There is sufficient parking on the property for eight vehicles (two in the garage and six in the driveway), and the guests have instructions not to park on the road which can interfere with the neighbours. Although three of those parking spots straddle the property line as noted previously, none of the spots interfere with the traffic on Sundial road as the property line is set back from the edge of the road and is actually under the concrete driveway.

The septic system has been designed to suit sixteen adults, so regardless of whether the Owner is occupying the subject property or short-term vacation renters, the same number of adults would potentially be occupying the house so there would be no difference to the septic system. The septic system is also inspected frequently to ensure that everything is functioning correctly and to ensure that we get the system pumped down as required. The short-term vacation renters also have notes in the house manual and in the washrooms of what can and can't be flushed down the toilet in order to keep the system healthy.

In respect of the neighbours, we strictly enforce quiet hours of 10 PM to 7 AM and we do not permit large events like weddings. We also have 6' fencing around the majority of the Property with a tall cedar hedge on the east side, and a large maple tree and a large willow tree on the west side for additional privacy as well. As well, since the Property has Kinnikinnick Lane on the west side and an empty lot on the east side, the Property is very private and there are no direct neighbours to either side of the Property. Since we have taken ownership of the Property we have already established very good relationships with our neighbours, and some of our neighbours have even had their friends rent the Property so they could have them stay nearby when they came to visit.

The house is unique in the South Okanagan because it is one of very few properties offered on Airbnb or Vrbo that can accommodate a group of this size. As of the time of writing (October 26, 2019), there are only 8 such properties that sleep sixteen or more between Summerland and Oliver advertised on Vrbo. Only four of these are lakefront, and ours is the only property with eight bedrooms to accommodate large groups comfortably. This property fills a gap in vacation accommodations that hotels are unable to provide because hotels don't have the same communal spaces that this Property has for vacation renters to cook, eat, and relax in. The Property is also very popular and many guests wish to return in future years

The Property operating as a short-term vacation rental establishment also provides part time jobs for 2-3 cleaners, 1-2 yard workers / handy men, and 1-2 hot tub maintenance workers.