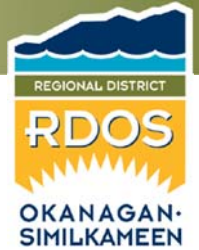


ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Temporary Use Permit Application – Electoral Area “E”

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. E2020.008-TUP

Purpose: To allow for a short-term vacation rental use through issuance of a TUP

Owners: Brent and Deanna Ryll Agent: n/a Folio: E-00585.005

Civic: 3575 3rd Street Legal: Parcel B (KF13976), Block 6, Plan 519, DL 210, SDYD

OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)

Proposed Development:

This application is seeking a temporary use permit to authorize the operation of a short-term vacation rental use of a single detached dwelling, from May 1st to October 31st and which is to be comprised of three (3) bedrooms and a maximum occupancy of 6 people within the existing single detached dwelling with accommodation for three (3) parking stalls.

Site Context:

The subject property is approximately 836 m² in area and is situated on the south side of Ritchie Avenue and the west side of Third Street with vehicular access from the lane at the rear of the parcel and from Ritchie Avenue. It is understood that the parcel is comprised of a single detached dwelling with an attached garage (single car).

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been development with single detached dwellings in the immediate vicinity and a mix of uses in the Naramata Townsite to the north.

Background:

Parcel Information

The current boundaries of the subject property were created by the Plan of Naramata Townsite in July 8th, 1908, while available Regional District records indicate that a building permits for a single detached dwelling (1992).

In support of this TUP application, a Health & Safety Inspection was completed on August 31, 2020. An assessment from a ROWP regarding the septic system was provided and the property is serviced by a community water system.

BC Assessment has classified the property as “Residential” (Class 01).

Electoral Area “E” Official Community Plan

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Low Density Residential (LR).

Section 22 of the Electoral Area “E” OCP Bylaw contains the objective to consider allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits.

This is also supported under Section 11 of the Electoral Area “E” OCP bylaw, which includes vacation rental policies that support paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood needs and other land use needs can be addressed (Section 11.6.1).

Electoral Area “E” Zoning Bylaw

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family One (RS1) which permits single detached dwellings as a principal use, with limited accommodation for commercial uses in the form of “home occupations” and “bed and breakfast operations” as permitted secondary uses.

COVID-19

The Province of British Columbia has declared a state of emergency in response to the COVID-19 pandemic. The Province has entered into “Phase 3”, which calls for those within BC or travelling from another province or territory to travel safely and respectfully.

Public Process:

On September 28, 2020, a Public Information Meeting (PIM) was held electronically and was attended by approximately one member of the public (as well as the applicants and Area Director).

Due to COVID-19, an Area “E” Advisory Planning Commission (APC) meeting was not held. Area “E” APC members were provided the opportunity to comment individually on this application.

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

In considering this proposal, Administration notes that the Electoral Area “E” 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 outlined in Section 11.6.2, the applicant has provided a letter from a Registered On-site Wastewater Practitioner (ROWP) inspecting the septic tank and stating that “existing system should be sufficient” for intended use.

With regards to screening and fencing, there is a vegetative hedge and fencing along the property boundary.

In terms of off-street parking, the applicant has submitted a site plan which shows provision of three parking stalls, two tandem stalls accessed from Ritchie Avenue and one from the lane at the rear of the subject parcel. This includes a single car garage and two on-site surface parking spaces.

A Health and Safety Inspection was completed on August 31, 2020 and no deficiencies were noted.

Conversely, Administration recognises that operation of a vacation rental will attract non-residents to the area and into an established residential neighbourhood during a Provincial State of Emergency for COVID-19.

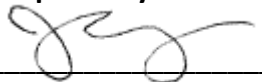
The intent of the Regional District's "Vacation Rental Temporary Use Permit Policy", and supportive OCP policies is to allow for a new vacation rental use to operate for one "season" in order to determine if such a use is inappropriate, incompatible or unviable at a particular location and, if so, to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

Given the Electoral Area "E" OCP Bylaw generally supports vacation rentals in residential areas, and the applicant has satisfied or will satisfy criteria requirements for a three-bedroom vacation rental, it is recommended that the vacation rental be approved, with conditions (see TUP No. E2020.008-TUP).

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2020.008-TUP; or
2. THAT the Board of Directors defer consideration of Temporary Use Permit No. E2020.008-TUP for the following reasons:
 - i) TBD

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Site Photo (Google Streetview)

No. 3 – Site Photo (Google Streetview)

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. E2020.008-TUP:

<input 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 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	<input type="checkbox"/>	Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Naramata Fire Department		

Attachment No. 2 – Site Photo (Google Streetview)



Attachment No. 3 – Site Photo (Google Streetview)



View from Ritchie Avenue