

## ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** September 23, 2021  
**RE:** Development Variance Permit Application — Electoral Area “E”

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### Administrative Recommendation:

**THAT Temporary Use Permit No. E2021.008-TUP to authorize a “vacation rental” use at 2205 Naramata Road be approved.**

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Legal: Lot 1, Plan KAP14888, District Lot 206, SDYD      Folio: E-02065.000  
OCP: Agriculture (AG)      Zone: Agriculture One (AG1)

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### Proposed Development:

To authorize the operation of a short-term vacation rental use of a four-bedroom dwelling at 2205 Naramata Road to expire on December 31, 2022, through the issuance of a Temporary Use Permit (TUP). The applicant has committed to limit the use to families and responsible groups.

### Site Context:

The subject property is 1,294.9 m<sup>2</sup> in area and is situated on the west side of Naramata Road. The parcel is comprised of a single detached dwelling and various accessory structures (swimming pool). The surrounding pattern of development is characterised by a mix of larger agricultural parcels and similar sized residential parcels.

### Background:

The property was created on February 22, 1965, while available Regional District records indicate that a building permit for deck repair (2020) has previously been issued for this property. Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Agriculture One (AG1) which, among other uses, allows for single detached dwellings and agriculture as a principal use, with “agri-tourism accommodation” and “bed and breakfast operations” as secondary uses.

The property is within the Agricultural Land Reserve (ALR) and has been classified as “Residential” (Class 01) by BC Assessment. While the subject property is located within the ALR, Section 23(1) (Exceptions) of the *Agricultural Land Commission Act*, states that restrictions on the use of agricultural land do not apply to land that, on December 31, 1972, was, by separate certificate of title issued under the *Land Registry Act* (1960), less than 2.0 acres (0.81 ha) in area.

A Health and Safety Inspection was completed on August 25, 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 septic system is capable of accommodating the 8 person, 4 bedroom vacation rental use.

**Public Process:**

On June 7, 2021, an electronic Public Information Meeting (PIM) was held virtually and was attended by one member of the public.

At its meeting of June 14, 2021, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the TUP application be approved. Adjacent property owners will have received notification of this application with written comments being accepted up until one (1) 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 proposed vacation rental is on a parcel of land historically used for residential purposes and does not remove any land from agricultural production. 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.

Changing the duration of stay within an existing dwelling unit is not anticipated to introduce any land use conflicts that would not be present if the dwelling were used for residential purposes.

**Alternatives:**

1. THAT Temporary Use Permit No. E2021.008-TUP be denied; or

**Respectfully submitted:**



Fiona Titley, Planner I

**Endorsed By:**



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List  
No. 2 – Site Photo (April 2021)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding Amendment Bylaw No. E2021.008-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	<input type="checkbox"/>	Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Naramata Fire Department		

Attachment No. 2 – Site Photo (April 2021)

