



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2022.004-TUP

FROM: Name: Janice Diganc
(please print)

Street Address: _____

Date: Mar 26/22

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
123 Granite Court**

My comments / concerns are:

- ☐ I do support the proposed use at 123 Granite Court.
- ☐ I do support the proposed use at 123 Granite Court, subject to the comments listed below.
- ☒ I do not support the proposed use at 123 Granite Court.

Written submissions received from this information meeting will be considered by the
Regional District Board prior to a decision being made on this application.

Temporary vacation rentals homeowners should be permanent residents
of the community.

One major concern is this home lacks a garage so they leave their
garbage + recycling unsecured outside which is a hazard to
wildlife; especially bears. Bears are often seen travelling through
our community. We want to keep Naramata a Bear aware community!

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prior to the Board meeting where the TUP will be considered.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Peter Aylett

Naramata, B.C.

April 11, 2022

Fiona Titley
Planner ROOS
Planner RDOS, Regional District's Advisory Planning Commission

Re: Temporary Use Permit E2022.004-TUP

Dear Ms. Titley,

I am writing to you to give you my opinion concerning the above noted application for a TUP.

We are located directed west of the subject property located at 123 Granite Court, Naramata and would be the most impacted of any neighbor. We are of the opinion that issuing a TUP would not negatively impact our property in any fashion. I have had a chance to talk with Ms. Murton concerning her plans to operate a Short Term Vacation Rental. As with previous conversations, I find Ms. Murton to be very responsible and is taking reasonable precautions to properly manage the rental. We did have one issue during the construction of their home several years ago and our concerns were addressed immediately and no further issues ever developed since they moved into the neighborhood.

In summary, I am sure that if there was any issues, Ms. Murton would continue to be approachable and would take any corrective action necessary.

Warm regards,

Peter Aylett

Kerri-Lynn Grell

From: Naramata Fire Chief
Sent: March 3, 2022 10:43 AM
To: Fiona Titley
Subject: RE: Bylaw Referral Project No. E2022.004-TUP
Attachments: Referral Sheet E2022.004-TUP.PDF

Hi Fiona,

Our service isn't affected by this proposal ☺

Dennis Smith, Fire Chief

Naramata Fire
Ph:250-496-5319 Cell:250-462-5023
naramatafc@rdos.bc.ca

From: Fiona Titley
Sent: March 3, 2022 10:40 AM
To: 'HBE' <HBE@interiorhealth.ca>; 'referrals@fortisbc.com' <referrals@fortisbc.com>; Naramata Fire Chief <NaramataFC@rdos.bc.ca>
Subject: Bylaw Referral Project No. E2022.004-TUP

Re: Project No. E2022.004-TUP
Vacation Rental Temporary Use Permit

Please find attached a Referral sheet for a Temporary Use Permit application, along with a link to our web page with the relevant documentation.

Please review and if you have any questions contact Fiona Titley, file manager.

If you could forward your comments/concerns to planning@rdos.bc.ca by April 1, 2022.

Kind Regards,



Fiona Titley • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
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Kerri-Lynn Grell

From: Michael Coton
Sent: March 4, 2022 12:44 PM
To: Planning Group
Subject: Vacation rental 1215 Arawana, Naramata.

Categories: Fiona

Thank you for your letter of notice re the Public Info Meeting re 1215 Arawana Rd. on Mar 14/22.

I and my neighbours are strongly opposed to the vacation rental under consideration.

1. Homes in a residential neighbourhood are there for the residents, not for businesses, which vacation rentals are.
2. Accommodations are permitted in commercial corridors. Leave it at that.
3. Other communities that are popular with tourists, e.g. Hawaii, have found the fabric of many of their neighbourhoods destroyed by vacation rentals.
4. Neighbours that you know and trust and that you can depend on, are an integral part of a healthy community. This does not exist with vacation rentals.
5. This particular house has been a problem many times in the past --- extreme noise, even a hired band, swearing at neighbours, and boorish behaviour. Once, an entire minibus unloaded over a dozen parties along with untold cases of alcohol. People treat vacation rentals with a lack of respect they would never allow at their own homes.
6. Visitors routinely steal fruit from neighbour's trees and treat locals with foul language.
7. People who use vacation rentals know there is no watchdog as in a hotel, so anything goes.
8. If you do decide to override the neighbour's wishes, and permit intrusions of this kind, it is essential that there be an onsite manager, preferably the owner, of the property.
9. Please respect our neighbourhoods!

Respectfully submitted Michael Coton.

Kerri-Lynn Grell

From: Stephen Duke
Sent: March 6, 2022 7:13 PM
To: Maureen Ketcheson; Sharmian Carlson; Fiona Titley
Subject: 123 Granite Court

Hello,

We own 111 Granite Court. We are opposed to the temporary use permit for the following reasons:

1. We purchased our property precisely because the zoning did not permit short term rentals
2. The application seems to be missing a number of key pieces of information for a temporary permit such as a start and termination date.
3. The rationale is simply for the applicant's financial benefit.
3. Unsupervised vacation rentals can result in noise complaints for which the RCMP are unprepared to answer to in a timely manner resulting in waste of critical resources.
4. A vacation rental will generate a potential security risk for the neighbourhood.
5. The RDOS has already permitted short term rental use in the new Vista subdivision.

Let's keep Stonebridge as it was originally sold to its residents; whereas, short term rentals are not a permitted use.

Thank you in advance.

Stephen and Sharmian Duke.

--

Stephen Duke

Kerri-Lynn Grell

From: Dave Maw
Sent: March 23, 2022 1:19 PM
To: Planning
Subject: Re: TUP renewal application for 123 Granite Court
Attachments: img20220323_12041415.pdf

Sorry forgot attachment. Dave

Get [Outlook for Android](#)

From: Dave Maw <mawnster58@gmail.com>
Sent: Wednesday, March 23, 2022 1:15:45 PM
To: planning@rdos.bc.ca <planning@rdos.bc.ca>
Subject: TUP renewal application for 123 Granite Court

Hi , Attached is a feedback form regarding vacation rental for 123 Granite Court. My partner and I are against any short term rentals that do not have owners present and residing at property. We believe the RDOS should amend the bylaws regarding short term rentals to be in line with other jurisdictions in the Okanagan such as Kelowna or Osoyoos. Otherwise we are opening up our quiet rural neighborhoods to absentee owners who do not seem to have any regards to the rights of their neighbors to having a safe and peaceful lifestyle.

Thank you, Dave Maw and Lynn Held

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Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2022.004-TUP

FROM:

Name:

Dave Maw & Lynn Held
(please print)

Street Address: —

Date:

March 22/2022

RE:

**Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
123 Granite Court**

My comments / concerns are:

☐

I do support the proposed use at 123 Granite Court.

☐

I do support the proposed use at 123 Granite Court, subject to the comments listed below.

☒

I do not support the proposed use at 123 Granite Court.

Written submissions received from this information meeting will be considered by the
Regional District Board prior to a decision being made on this application.

Feedback Forms must be completed and returned to the Regional District
prior to the Board meeting where the TUP will be considered.

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Kerri-Lynn Grell

From: Kathy Ansermino
Sent: March 29, 2022 5:53 PM
To: Karla Kozakevich
Cc: Richard Roskell; Fiona Titley; Planning; Norbert Lacis; Maureen Ketcheson
Subject: Objection to TUP Application - 123 Granite Court Naramata

Dear Karla

We would like to express our objection with respect to the Temporary Use Permit for 123 Granite Court, Naramata. My family and I live next door at 119 Granite Court.

While we are very keen to see Naramata become a financially sustainable community through support for tourism we do not want this TUP approved. We appreciate that short term rentals are required to provide accommodation for tourists. However, we do not think this application will be a positive influence for our subdivision or for Naramata. Our objection is based on the following history of activity in our community and with our neighbours:

1. The owners of 123 Granite Court have shown disregard for the impact of their and their guest's behaviour on the neighbours. This has included all day drinking games and partying in the hot tub until the early hours of the morning. There have been numerous pool parties at the outdoor kitchen which is directly overlooked by our main floor. No consideration was shown with regard to excessive noise during these parties. If the owners and their guests are unable to show any consideration for their neighbours, we believe it is highly unlikely that they will be able to constrain a large party of paying renters. The layout of the property is extremely conducive to outdoor parties with a large pool, deck, cabana, hot tub and entertainment spaces. This is directly adjacent and overlooked by our house.
2. The community is strongly against an increase in short term rentals. When we purchased our property, we were made aware of a restriction on short term rentals imposed on the title of all of the properties in the development. The majority of the owners are also against short term rentals. The current (B&B type) short term rentals in the neighbourhood have not impacted us directly. However, we are certain that approval of the TUP for 123 Granite Court will further consolidate the objections to any form of short-term rental by the owners
3. Garbage storage and disposal has been another major issue. 123 Granite Court does not have secure garbage storage. The garbage is stored in an open carport. In the past year we have had a number of occasions when garbage was disturbed by bears and other animals and strewn across our property. This occurred when the owners had left their property without disposing of it. We cleaned it up and disposed of the contents of the bin that included large quantities of expired, rotten and foul smelling food and personal toiletry items.

We would strongly encourage you, on behalf of our neighbourhood and the broader community, not to approve any vacation rentals at 123 Granite Court at this time.

Yours sincerely
Kathy Ansermino
Mark Ansermino

Kerri-Lynn Grell

From: Harvey Sheydwasser
Sent: April 3, 2022 4:23 PM
To: Fiona Titley; Planning; Karla Kozakevich; info@marichel.ca
Cc: Harvey Sheydwasser; Danielle DeVries; :
Subject: TUP Application No. E2022.004-TUP 123 Granite Court (Strata Lot 31, Plan KAP3445, District Lot 2711 & 3474, SDYD)

Dear Folks of RDOS.

I cannot express more forcefully our objection to the above noted TUP Application No. E2022.004, than with this email which we sincerely thank you for accepting, reading and giving serious consideration to the facts. Approval of TUP Application No. E2022.004 will negatively impact our Subdivision and have negative consequences to the RDOS Electoral Area "E" at large.

Zoning: Contrary to Section 22 of the Electoral "E" bylaws, TUP's are in fact a substitute for zoning. TUP's are mini commercial hotels planned, designed and built by investors who have no intention of ever being an occupant. Witness the explosion of TUPs and the rise in applications. Would any of these be granted a zoning application to build a commercial boutique hotel with between 4 to 8 rooms?

Density: Our subdivision, Stonebrook with its 44 lots and homes, and surrounding Electoral Area "E", were based on the existing infrastructure developed from plans created years earlier, without knowledge and expectation of TUPs. Roads, water systems, sewers, pollution, traffic, noise, crime, garbage, fire protection were created for the anticipated density of the original neighbourhood. It was all designed to promote the public interests, balanced with a considered environmental impact, to provide benefits to all who chose to live here. But the destruction of this model is now imminent, along with severe cost implications, including destruction to the environment and early wear and tear to our physical infrastructure. This is being perpetrated by the actions of a few non resident commercial developers (disguised as owners) circumventing the zoning bylaws, with out care, pride and attention to preserving the community and area. The financial whims of a few will have long, unintended consequences on the vast majority if allowed to continue. Now is the time for RDOS to seriously consider these potential disbenefits. Consider that in Stonebrook alone, 44 single family homes could become a commercial hub transformed from 90 residents into 440 overnight, transient "guests". This may sound most extreme. But is it? How many TUPs have been denied to date? And what specific benefits will accrue from the approval of TUP Application No. E2022.004 or the many others that have already been approved? Surely, there must be reasons that show the community benefits from approving TUPs, or else why would you approve them?

Stonebrook Benchlands: As noted earlier, there are 44 lots in this subdivision. Everyone was purchased with the expressed purpose of building a single family home. This is a fact. Each lot was zoned as RS1, Site Specific Residential Single Family. Each owner received and agreed to the Architectural Design Guidelines. Prior to construction, every owner was and is required to complete and submit to the Strata Council an Architectural Design Guidelines Check List including landscaping. About half of the lots have now been developed, with owners complying and building single family homes. Should you approve the TUP Application No. E2022.004 for 123 Granite Court, this will all change for the worse. No one need bother to follow this procedure, if the objective is to build for a TUP and expect automatic approval regardless of any voiced objections. The Strata passed its current bylaw September 29, 2019 with out being aware of TUP's and what could happen. At that

AGM, 31 owners attended and 22 voted to object to any TUPs. Clearly, the main majority of owners did not want to have any TUP's. Since then, new owners and new home construction has occurred. I am on the Council of Strata 3445 - Stonebrook. I can report, that we held a Strata Meeting on March 31, and it was decided we would be contacting all owners regarding the existing bylaw and move forward, as required, with an SGM to vote on changes. In my opinion, we will receive the necessary votes to accomplish this.

TUP Application No. E2022.004 123 Granite Court: Rejection of this application should be made on these specific facts, and passed behavior of the owner/developer, regardless of the points I have raised above.

1. The house was not constructed to mitigate any noise. Just the opposite, it will amplify noise.
2. During construction, the owner ignored building codes.
3. Guests have continually flaunted the "no overnight street parking". They claim that "It's too inconvenient to use the private property parking" because of location on the designated parking land, the driveway slope and need to shuffling cars around to have access .
4. Garbage has not been secured causing wildlife, such as bears, to roam the neighbourhood.
5. A swimming pool was built and used without the required fencing.
6. There is a lack of supervision to manage guests, regardless of what may be indicated in the application.
7. There is a lack of definition and agreement as to what constitutes noise, light pollution, party time hours and these can easily be abused by renters to the detriment of the permanent residents.
8. Dogs have been permitted to run free.
9. An evasive tree has been planted in violation of RDOS invasive species ordinance.
10. This will cause a major division in the community. While the majority rights should be respected, they will be imperilled by a few extremists who will act without impunity. Granting a TUP is completely at odds with the culture of the Stonebrook Community. Shouldn't this count for something?
11. The owners continue to demonstrate a lack of compliance with any bylaws.

Taxation: I am a CPA. In my opinion TUPs are one great tax avoidance, maybe even tax evasion, scheme for tourist businesses. All hotels/motels collect GST, PST and a BC Hospitality or Tourism tax. They are required to have a GST account and CRA account. But anyone operating a TUP can easily avoid all of this. And this is all being done openly with the authorities approving these TUPs thereby aiding and abetting this illegal activity. A TUP has no business licence and can operate on a cash only basis. In fact, Electoral Area "E" Zoning Bylaws go to great lengths to deny the existence of any business or business activity. This actually encourages and shelters illegal transactions. Its simply a case, if there is no business, then there is no requirements to file and report anything and hence no audits or inspections. Why? Because they are protected from any normal business scrutiny by operating under the umbrella of a TUP.

Enforcement: This may be the biggest reason to deny the TUP Application No. E2022.004. Many laws and bylaws have been brought into existence, with the approval authorities assuming no responsible, authority or means for their enforcement. The RCMP openly admits that they are short staffed in Penticton to deal with the growth in crime and population. But at least Penticton has close access to the police. Naramata has no RCMP detachment. So what should the expected response time be for a resident in Naramata? Now focus on the RDOS' role of enforcement should they approve TUP Application No. 2022-004. We know what the Electoral "E" TUP bylaw states. But how does RDOS guarantee and insure permanent residents get satisfaction against abusers of the bylaw? Who on the Planning Board or RDOS do we call when there is obnoxious or criminal behavior? Who has been appointed to police the TUP? What is the expected response time? Considering the renter may have moved on after 24 or 48 hours, is RDOS enforcement service available 24/7? In other words, is RDOS committing to provide satisfactory enforcement of any TUP they approve to residents of Stonebrook impacted by your decision? Laws and bylaws mean absolutely nothing to those that ignore or break them...especially in the absence of real enforcement and consequences. To repeat, the owners of 123

Granite Court will not be living here. The residents of Stonebrook and the surrounding area should not be left on their own to do the work of RDOS, and police the actions of tourists vacationing in our residential neighborhood.

Conclusion: I think we can agree that the Okanagan is one the most beautiful places in Canada. It is comparable to many unique and enviable locations in the world and is gaining that well earned reputation. Its wines and its fruit are sold all over the globe. Its known for its idyllic locations, pristine eco environment, nature and the ability to create a balance between human habitat and nature. To you, the folks employed by RDOS Planning and the Advisory Commission and other related Boards, you have a special mission. You are personally responsible to protect and preserve this area of the Okanagan. Your decisions have consequential impacts on the region. They create a ripple effect from which you can not disassociate yourselves from. You have more than just a job. Its an obligation to you, your children and grandchildren and the community. It is an obligation to preserve and protect the Okanagan legacy for today and the future. And when in the future you explore the communities with your children and grandchildren, friends and family, will you be able to point with pride and say to them, "This is what I did".

Thank-you.

**Regards,
Harvey Sheydwasser**

Naramata, BC

Kerri-Lynn Grell

From: Anita Petersen
Sent: April 11, 2022 9:49 AM
To: Fiona Titley; Planning
Cc: Karla Kozakevich
Subject: Support of E2022.004-TUP

Hello and Good Morning,

A quick note to say I am in support of this Application for a Temporary use Permit to Operate a Vacation Rental at 123 Granite Court.

I live at 139 Granite Court - just a few houses down from the application in the same community of Stonebrook.



ANITA PETERSEN

Kerri-Lynn Grell

From: Gordon Knuttila
Sent: April 11, 2022 8:08 PM
To: Fiona Titley; Planning
Cc: Karla Kozakevich
Subject: 123 Granite Crt Tup

To whom it may concern,
I am currently just finishing construction on our home at 135 Granite crt. I fully support the TUP for the use of vacation rental at 123 Granite court Thanks

Gord Knuttila
Silver Valley Homes Ltd.

Kerri-Lynn Grell

From: Harvey Sheydwasser
Sent: March 6, 2022 7:55 AM
To: Planning Group
Cc: Harvey Sheydwasser
Subject: Feedback Form File No E2022.004 - TUP
Attachments: RDOS File 2022 004 TUP Feedback Form.pdf

Categories: Fiona

Please find attached my complete form. We **do not support** the proposed use at 123 Granite Court re: file no. E2022.004 - TUP.

Regards,
Harvey Sheydwasser

Naramata, BC V0H 1N1



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2022.004-TUP

FROM: Name: Harvey Sheydwasser
(please print)

Street Address: _____

Date: March 6, 2022

RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
123 Granite Court

My comments / concerns are:

- ☐ I do support the proposed use at 123 Granite Court.
- ☐ I do support the proposed use at 123 Granite Court, subject to the comments listed below.
- ☒ I do not support the proposed use at 123 Granite Court.

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Kerri-Lynn Grell

From: Roger Leveque
Sent: March 6, 2022 11:48 AM
To: Fiona Titley
Subject: Temporary Use Permit 123 Granite court

March 6 2022

E20022.004-tup

I strongly do not support this application for 123 Granite court for the following reasons:

- The way the house, pool area and cabana were designed create an amphitheater. They are built into the side of a hill and the sounds echo off the hill and is extremely loud. On one occasion the owner had "loaned" their house to a group of people and they were playing music early and too loud. We went down to ask them to turn it down and the end result was the owner was going to sue us for trespassing. Interesting when his irrigation exploded and there was a huge Guiser and I went over and fixed it for him as it would have caused extensive damage to the landscape. He wasn't going to sue me for that and of course not a thank you.
- On another occasion the house was "loaned" to another group of people who again were partying early in the morning (7 am playing pong) to too late in the evening. Where they were in the hot tub some top less and talking inappropriately. Again, the sound just booms off hill and building. Also, everything is right in the open and is highly visible from the street. Any one walking on the street can have unobstructed view into house, the yard and pool.
- The majority of the residents in Stonebrook are retired couples and if the application gets approved, we are afraid the people will treat it like a resort. It is a four-bedroom place and the set-up cries party time. If they rent it to four couples, can you imagine the parties that would happen.
- We have had bear problems in our area mainly because the owners don't have a proper place to put garbage. On one occasion they were leaving to go back to their primary house and cleaned out fridge and put all garbage outside. Of course, a bear got into it and someone notified them. They sent a friend over to clean up mess but they put everything back into the container and left it outside. Yup bear back and mess left. The neighbour finally had enough and cleaned it up properly and stored the filth in his garage till garbage day.
- Parking is limited at their site and if house is rented out to more than one couple parking could be a problem. We are trying to restore common areas after construction but it is difficult to do if it becomes a parking lot.
- Light pollution is also problem with this site and when it is lite up the whole house and yard glows very brightly.
- In conclusion I am strongly against this application and even with the tightest restriction there are going to be huge problems. The design of dwelling will always create a noise pollution and from past experience the renters just don't care about our closely knit community. They aren't volunteering in our community with our many work bees to try to beautify our community and helping neighbours out when disasters hit. Neighbours that during spring time hit the KVR with their buckets to pick up the messes of visitors who refuse to pick up after their pets. I am proud to say I am from Stonebrook and I

would do anything and have to help out neighbours. Having this site turned into a short-term rental without owner on site will be a travesty to our beautiful neighbourhood

-
- Sincerely,
- Roger Leveque

Kerri-Lynn Grell

From: Kathy Ansermino
Sent: February 20, 2022 4:59 PM
To: Planning Group
Subject: 123 Granite Court, Naramata, BC, V0H 1N0

Temporary use permit application
Lot 31, KAS 3445, District lot 2711

As we live next door to this property and would feel the greatest impact we are not in favour of short term rentals for the following reasons:

Due to the design and situation of the buildings we are directly affected by noise from the pool and patio and have had several incidents of noise from guests during the year,

The property has no secure space to store garbage and recycling resulting in wild animals including bears getting into it and as neighbours we are left to clean it up,

Extensive outdoor lighting left on unnecessarily through the night lights up our bedroom and causes light pollution,

We are a small community of mostly permanent residents who value the peace and tranquility of our neighbourhood and feel that temporary visitors do not appreciate the nuances of living here. While we understand that visitors also want to enjoy the beauty of the area we do not wish to see our neighborhood changing to resort style accommodation.

Thank you
Kathy and Mark Ansermino

Kerri-Lynn Grell

From: Maureen Ketcheson
Sent: February 19, 2022 1:18 PM
To: Planning Group
Subject: TUP Application for Vacation Rental at 123 Granite Court Naramata

Attention Planning Department RDOS Area E;

I cannot find the TUP application for 123 Granite Court Naramata on your web site yet, so I have no details. I am commenting directly to the Planning Department email, as indicated by the on site signage.

Stonebrook is a bareland strata. Our bylaws indicate that the minimum short term rental for homes in Stonebrook is for one month. I am assuming the reason for the TUP application is that they want to rent for shorter terms.

I am against the short term rental of this home. My reasons follow;

1. This site is unsuitable for such a use due the nature of its construction amplifying noise .

The mirrored cabana by the pool amplifies sound directly to the south and east. We have had several incidents of noise from this site over the past four years due to music and voices. From the construction era on out, the owners have ignored, or acted rudely, about feedback about site noise. A few simple design changes could have helped with this issue. We have written to the owner about this problem several times.

This past summer, when we approached the site, as it was "lent/rented" to non-owners, without the Murton's on site, we were **threatened with a lawsuit** by the Murton's because we were "trespassing". Since they were not answering the door bell, we thought a direct conversation about the noise was better than yelling to the guest/renters from the street. This is the tone that we have had to deal with from the owners since the onset of construction.

2. There is no proposed on site management or supervision, and short term rentals are at odds with the "culture" of the subdivision.

No on site management leaves Stonebrook residents in a position of having to deal directly with the renters over issues of noise and garbage. A four bedroom house, such as this one, is likely going to be rented to groups of folks on vacation. This is at odds with the "culture" of the rest of the street, where the remainder of the houses are owned by full-time residents, who are either retired or work from home offices.

3. Lack of proper containment for garbage and recycling.

This home lacks a garage and has unsecured open air storage for garbage and recycling. Neighbours have frequently "picked up" garbage and recycling disturbed by wildlife after the owners leave the site with full garbage containers untended, and unsecured. This is a problem for wildlife.

4. Parking

There are several parking spots on site, but often their guests (the guests of guests) simply park on the street.

5. Light Pollution

This home has an excessive amount of exterior lighting. It is frequently left on throughout the night. This is at odds with the semi-rural nature of the area and the low subdued lighting of the subdivision as a whole. Generally, most neighbour's outside lighting goes off around 11 pm, renters likely will have poor control, or consideration of issues around light pollution in our neighbourhood.

In conclusion, the short term rental of this site is not in the best interest of the neighbourhood and I am against approval of this Temporary Use for this home.

--

Maureen V. Ketcheson

Mailing/courier address:

2

10/1/2020

10/1/2020 10:10

Kerri-Lynn Grell

From: Osborne, Tanya <Tanya.Osborne@interiorhealth.ca>
Sent: March 18, 2022 3:50 PM
To: Planning
Subject: IH Response to E2022.004-TUP
Attachments: a7473d37-7379-496f-a1c5-4d4c63dee989.pdf

Hi RDOS,
Please see attached land use referral response from Interior Health.
Thank you for the opportunity to provide comment.
Kind regards,

Tanya Osborne
Community Health Faciliator
(she/her/hers)
Interior Health
Community Health and Services Centre
505 Doyle Avenue, Kelowna, BC, V1Y 0C5
c: 778-214-0674
p: 250-769-7070 | ext. 12287
e: tanya.osborne@interiorhealth.ca
www.interiorhealth.ca



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

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RESPONSE SUMMARY


TEMPORARY USE PERMIT NO. E2022.004-TUP

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: 

Signed By: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: 3/18/2022

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2022.004-TUP

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature:  _____

Signed By: Dennis Smith

Agency: Naramata FD

Title: Fire Chief

Date: March 3, 2022