



February 26, 2026

Regional District of Okanagan-Similkameen
Short-Term Rental Permit Application Office
101 Martin Street
Penticton, B.C., V2A 5J9

RE: Proposal Summary – Short-Term Rental Use

Legal Description: Lot 33, Plan EPP88322, District Lot 207, Township SDYD

Civic Address: 2569 Kettle Ridge Way, Naramata, B.C.

OCP Designation: LR (Low Density Residential)

Zoning: RS3 (Residential Small Holdings)

1. Proposal Overview

This application proposes to operate a **Short-Term Rental (STR)** within the existing single-family dwelling with approved suite located at 2569 Kettle Ridge Way, Naramata, B.C.

The dwelling will remain the principal residential use of the property. The main use of the suit is for our large family visits. The suite will be open via Air BnB Rentals when it is available for use. The STR operation will be secondary and accessory in nature, with no structural alterations proposed. The intent is to provide temporary visitor accommodation in a manner that is consistent with the residential character of the neighbourhood and compliant with Regional District of Okanagan-Similkameen (RDOS) regulations.

WE WOULD BE USING FOR THIS PURPOSE YEAR ROUND.
No expansion of the building footprint, subdivision, or change in density is proposed.

2. Compliance with Official Community Plan (OCP)

The property is designated **LR – Low Density Residential** under the RDOS Official Community Plan.

The LR designation supports:

- Single-detached residential development
- Low-density residential uses

- Uses that are compatible with the surrounding residential character

The proposed Short-Term Rental:

- Maintains the property as a single-detached dwelling
- Does not increase residential density
- Does not alter the form or character of development
- Remains accessory to the principal residential use

As such, the proposal is consistent with the intent of the LR designation by preserving low-density residential character while allowing limited, small-scale accommodation use within an existing dwelling.

No OCP amendment is requested.

3. Compliance with Zoning (RS3 – Residential Small Holdings)

The property is zoned **RS3 – Residential Small Holdings**, which permits single-detached dwellings and accessory uses.

The proposed STR:

- Operates within the existing dwelling
- Does not involve additional dwelling units
- Does not alter setbacks, height, or lot coverage
- Provides on-site parking in compliance with zoning requirements
- Will adhere to RDOS regulations governing short-term rental operations

If required, this application seeks approval for Short-Term Rental use as permitted or regulated under RDOS bylaws. No rezoning is proposed. Should minor operational conditions be required (e.g., occupancy limits, parking management, or principal residence confirmation), the applicant agrees to comply fully.

4. Anticipated Community Benefit

The proposed Short-Term Rental is anticipated to provide the following benefits:

Economic Support

- Contributes to the local tourism economy in Naramata and the South Okanagan

- Supports nearby wineries, restaurants, farm-gate vendors, and small businesses
- Provides accommodation for visitors attending local events and seasonal tourism activities

Responsible Property Stewardship

- Owner-operated and actively managed
- Maintained to a high standard of care
- Clear house rules regarding noise, parking, and respectful neighbour conduct
- Compliance with provincial and RDOS Short-Term Rental regulations

Housing Impact Consideration

- The dwelling remains a principal residence
- No long-term rental housing stock is being removed
- The use is limited and controlled under RDOS permitting

5. Anticipated Impacts and Mitigation

Potential impacts and mitigation measures include:

Parking:

All guest parking will be accommodated on-site. No street congestion is anticipated.

Noise:

Guests will be provided with strict quiet hours and conduct guidelines consistent with local bylaws.

Neighbourhood Character:

The use remains residential in appearance and function. There will be no exterior commercial signage or structural change.

Traffic:

Traffic generation will be minimal and comparable to typical residential use.

6. Conclusion

The proposed Short-Term Rental use at 2569 Kettle Ridge Way:

- Is consistent with the **LR (Low Density Residential)** OCP designation
- Complies with the **RS3 (Residential Small Holdings)** zoning regulations

- Requires no OCP amendment or rezoning
- Maintains neighbourhood character
- Supports the local tourism economy
- Includes responsible operational management to mitigate impacts

For these reasons, approval of the Short-Term Rental Permit is respectfully requested.

