

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 17, 2021

RE: Temporary Use Permit Application – Electoral Area “I”
251 Alder Avenue, Kaleden (I-01523.540)

Administrative Recommendation:

THAT Temporary Use Permit No. I2021.007-TUP, an application for a Vacation Rental at 251 Alder Ave. in Kaleden, be approved.

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 1,320 m² in area and is situated on the southeast side of Alder Avenue directly opposite of a public lake access to Skaha Lake. It is understood that the parcel is comprised of a single detached dwelling.

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been development with single detached dwellings along Alder Avenue and larger residential parcels behind.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on October 2, 2017, while available Regional District records indicate that a building permit for a single detached dwelling (2019) has previously been issued for this property.

Under the Electoral Area “I” Official Community Plan (OCP) Bylaw No. 2683, 2015, the subject property is currently designated Low Density Residential (LR), and is the subject of a Environmentally Sensitive Development Permit (ESDP) Area designations on a portion of the parcel.

Section 23 of the Electoral Area “I” 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.

Under the Electoral Area “I” Zoning Bylaw No. 2457, 2008, the property is currently zoned Residential Single Family (RS1) which permits single detached dwellings as a principal use.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is partially within the floodplain associated with Skaha Lake.

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

Public Process:

On May 12, 2021, a Public Information Meeting (PIM) was held electronically and was attended by approximately 10 members of the public.

At its meeting of May 19, 2021, the Electoral Area “I” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

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. Any comments will be on the agenda as separate item.

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 “I” 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 11.7.2, the applicant has provided a letter from a Professional Engineer stating that a septic system was installed in November 2020 for a 3 bedroom home and “current septic system design is adequate for this use”.

On-site domestic water is provided by a community water system operated by the Kaleden Irrigation District (KID).

In terms of off-street parking, the applicant has provide a site plan which shows provision of 7 parking stalls, three within a garage and four tandem parking stalls in the driveway, which exceeds the minimum 3-stall parking requirement.

Further, a health and safety inspection was completed on May 21, 2021 and did not identify any deficiencies.

Conversely, Administration recognises that operation of a vacation rental will attract non-residents to the area, which is busy due to the public lake access across the road.

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 “I” 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. It is recommended that the following conditions are included in the TUP:

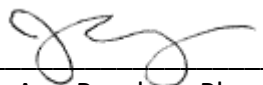
- Term of Permit (To Expire December 17, 2022, to provide for one “full season”);

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- Vacation rental operator and guests adhere to provincial health orders during the Provincial State of Emergency for COVID-19;
 - Period of use (May –October);
 - Posting of information within vacation rental;
 - Maximum number of bedrooms (3);
 - Maximum occupancy (6);
 - Minimum number of on-site parking stalls (3);
 - Prohibition of camping or use of RVs or accessory buildings for vacation rental occupancy; and
 - Providing TUP and contact information to neighbours.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. I2021.007-TUP; or
2. THAT the Board of Directors defer consideration of Temporary Use Permit No. I2021.007-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

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a ☒, regarding I2021.007-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 checked="" type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Kaleden Fire Department		

Attachment No. 2 – Site Photo

