

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. I2021.007-TUP

Approval Recommended for Reasons Outlined Below

Interests Unaffected

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

The Kaleden Irrigation District Board of Trustees recommends approval of Temporary Use Permit No. I2021.007 TUP subject to the following condition:

Provide assurance that operation of this vacation rental under this TUP will not adversely affect the water quality of Skaha Lake. This would include proper disposal of septic effluent and continuing regular maintenance of their septic systems.

Signature: Cheryl E. DALLA

Signed By: CHERYL E. DALLA

Agency: Kaleden Irrigation District

Title: Administrator

Date: May 15/21

JoAnn Peachey

From: Susan Kelly
Sent: May 17, 2021 8:11 PM
To: Planning
Subject: Feedback Form 251 Alder Ave Vacation Rental

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Directors

I have already submitted a Feedback form but I'm asking you to read the story of Alder Avenue.

Until 2009 Alder Ave was a quiet dead end street, with houses on the lake side and the KVR on the other.

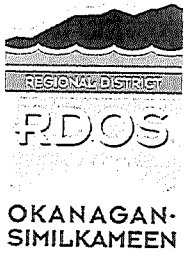
The CP Railway put the property on the market in 2008. At that time, I was Chair of Kaleden Parks and Recreation and put together a plan for the community to purchase it. I felt it was very important that we maintain the trail, as it is such a huge local and tourist draw. Director Bill Schwartz assured me that under no circumstances would the RDOS allow the trail to be removed. Unfortunately, after the property was sold, that is exactly what happened as the KVR Trail was closed and it was bumped onto Alder Avenue. Director Schwartz had no answers for me.

Traffic on the KVR Trail is huge, increasing every year, which is wonderful! I think you would be amazed at the number of cyclists. Alder residents have to be much more careful pulling out of our driveways, but no one minds.

At the same time, Alder Ave had three road ends that used to be Fire Access Lanes to the lake, with No Parking signs. They now have been converted to public lake accesses. Many days of the week, when the wind blows, you will find both accesses taken over with kite sailors. No complaints, just more traffic added to the street.

So now we have a new homeowner who has built a house on one of the many new lots on the previous CP property, and wants to rent out their home as an AirBnB. We have learned that another lot owner plans to do the same. Several more houses are to be built on our street. Can you understand our concern? We are told by RDOS that if one house is approved, it makes it much easier for future houses. Our sleepy street has turned into a major conduit, with ten times the traffic - including cyclists, kite sailors and soon Sickle Point visitors. Can you blame us for not wanting additional traffic? This would cause additional congestion and pressure on the various properties. Please give consideration to our concerns.

Respectfully submitted,
Susan Kelly



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.: I2021.007-TUP

FROM: Name: Susan + Thomas Kelly
(please print)

Street Address: Ave Kaleden

Date: _____

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
251 Alder Avenue, Kaleden

My comments / concerns are:

- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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

Alder Ave is a dead end street that runs along the lake - We have lived here for forty years. During that time, there has been only one house who rented it out as a vacation rental, for a 2 year period. We were very happy when they stopped. Despite good intentions of "no late night parking" permitted, this is very difficult to enforce. The RDC is not going to come out at midnight to tell them to be quiet. You can easily wait 4 hours for police. Most of the owners on this street are seniors. We want peacefulness.

This new house is a vacation rental - there are several more houses to be built on this street, meaning the potential for noise

Feedback Forms must be completed and returned to the Regional District

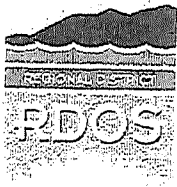
prior to the Board meeting where the TUP will be considered.

(see reverse)



vacation rentals. The Planning Department told me that if one house is approved, it makes it more favorable for other houses to get approval.

People on holiday at a lake like to bring a boat. Skaha Lake has turned into a crowded "parking lot". People have dropped anchors wherever they choose. Boats are everywhere. This issue needs to be addressed first, before adding more tourists to the problem.



OKANAGAN-SIMILKAMEEN

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.: 12021.007-TUP

FROM: Name: ANGUS LESLIE
(please print)

Street Address: AVE

Date: MAY 17 2021

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
251 Alder Avenue, Kaleden

My comments / concerns are:

- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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ALDER AVE HAS BECOME A MAJOR ROADWAY FOR BIKERS & HIKERS USING THE KUR TRAIL. INCREASING THE TRAFFIC MORE IS NOT THE ANSWER. VACATION RENTALS BRING INCREASED TRAFFIC AS MANY PLACES GET SHARED BY 2 FAMILIES. THIS WILL INCREASE PRESSURE ON THE BEACH ACCESSES WHICH ARE ALREADY WELL USED BY LOCALS AND CONFLICTS ARE ARISING. THE CHARM OF THIS NEIGHBOURHOOD IS IT IS COUNTRY QUIET AND VACATION RENTALS BRING PARTIES AND NOISE. PEOPLE THAT KNOW THEIR NEIGHBORS RESPECT THEIR NEIGHBORS.

Feedback Forms must be completed and returned to the Regional District 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.



OKANAGAN-SIMILKAMEEN

Feedback Form

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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.: I2021.007-TUP

FROM: Name: Linda Pruegger & LARRY Gerelus
(please print)

Street Address: Ave, Kaleden

Date: May 17/21

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
251 Alder Avenue, Kaleden

My comments / concerns are:

- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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Alder Ave is a small narrow deadend street that has become much busier due to:

- 1) increased traffic on KUR from both drive parking at the end of street to walk the KUR & from increased bike traffic - with the huge increase in E-bikes, it is making it difficult to pull out of our driveway.
- 2) increased visitors to public lake access areas - ie kite surfers, families to open up vacation rental traffic to an already busy small residential street does not seem in the best interest of the community or the residents in the area.

Rental properties in the S. Okanagan are at a premium. Perhaps the owner should consider a long-term rental (1yr or longer) - this would not impact traffic on neighbourhood the same way & may be a better fit for the community.

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

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

OKANAGAN-
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen FILE NO.: I2021.007-TUP

FROM: Name: AUDREY KELSEY
(please print)

Street Address: _____ Ave

Date: MAY 17, 2021

RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
251 Alder Avenue, Kaleden

My comments / concerns are:

- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

1. At the last meeting, RDOS used the example of 3 homes on Ponderosa that have Airbnb's. Afterwards I realized, that none of these homes have houses across from them, as they face the Park or crown land. If you look at a map you will see our situation is different. We have houses all along the lake, so the noise is directed at us.

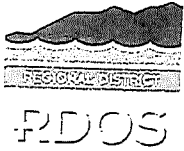
2. Last year, with the Airbnb on Pineview, the neighbours had to call the RDOS 5 times. The Bylaw officer came out once. The three neighbours I spoke to this morning were quite exasperated with RDOS.

3. Contributing to the issue is that in the summer, people party outdoors, hence more noise.

4. Alder is also the KVR Trail, with a tremendous amount of cyclists. (Try backing out a driveway these days.) Do we really need to add more traffic?

5. None of the current owners on the water rent their home out. We respect our neighbours peace and quiet, and most are retirees.

Thanks



Feedback Form

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OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen **FILE NO.:** 12021.007-TUP

FROM: Name: RUDI BREIER
(please print)

Street Address: KALEDEN

Date: May 17/21

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
251 Alder Avenue, Kaleden

My comments / concerns are:

- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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

it's bad enough traffic already!

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



Feedback Form

Regional District of Okanagan Similkameen

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

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OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen **FILE NO.:** 12021.007-TUP

FROM: Name: IRENE LEWIS
(please print)

Street Address: _____ KALEDON, B.C.

Date: MAY 17, 2021

RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
251 Alder Avenue, Kaleden

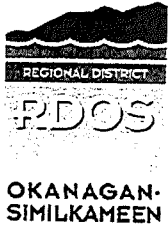
My comments / concerns are:

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- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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My parents are elderly and are quite distressed by this.

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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.:** 12021.007-TUP

FROM: Name: Deanna & John Thomson
(please print)

Street Address: _____ Kaleden

Date: _____ May 12, 2001

RE: **Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use**
251 Alder Avenue, Kaleden

My comments / concerns are:

- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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- Owners are not local.

- This is a quiet neighbourhood.

- Lack of owner presence would
potentially allow late night or an welcome
guests

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

TO: Regional District of Okanagan Similkameen FILE NO.: I2021.007-TUP

FROM: Name: LEONARD (PAUL) STAPLES
(please print)

Street Address: _____ AVE _____

Date: MAY 11, 2021

RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
251 Alder Avenue, Kaleden

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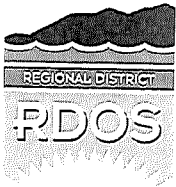
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Hi, I do not support the introduction present
or future of short term vacation rentals
on Alder. We are a collection of long term
retired and uni-retired residents and this
would have a significant negative impact on
our enjoyment of our properties due to high
likelihood of noise and other issues w/ vacation rentals

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OKANAGAN-SIMILKAMEEN

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.:** I2021.007-TUP

FROM: Name: DEBBIE STAPLES
(please print)

Street Address: 251 ALDER AVENUE, KALEDEN BC V0H1K0

Date: 11 MAY 2021

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
251 Alder Avenue, Kaleden**

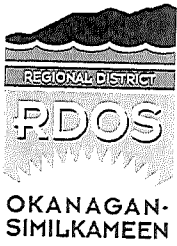
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Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2021.007-TUP

FROM: Name: Hinchliffe family
(please print)

Street Address: aleden B.C.

Date: Wednesday, May 12 2021

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
251 Alder Avenue, Kaleden**

My comments / concerns are:

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~~We believe that approving this short term rental could lead to more applications and subsequent disruptions to the neighbourhood. Most of us in the neighbourhood are seniors and it is unlikely that late night parties, more boats on the lakeshore and general misuse of properties, will be controlled by absentee owners.~~

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JoAnn Peachey

From:
Sent: May 11, 2021 3:01 PM
To: Planning
Subject: Feedback form

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.: I2021.007-TUP

FROM: Name: (please print) Allan Affleck

Street Address:

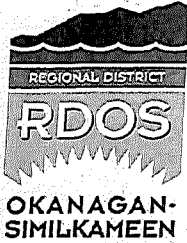
Date: May 11, 2021 _____

RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use 251 Alder Avenue, Kaleden

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

TO: Regional District of Okanagan Similkameen

FILE NO.: I2021.007-TUP

FROM: Name:

Richard Skauge
(please print)

Street Address:

... .. Ave. Kaleden

Date:

May 6 / 21

**RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
251 Alder Avenue, Kaleden**

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OKANAGAN-SIMILKAMEEN

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

TO: Regional District of Okanagan Similkameen FILE NO.: I2021.007-TUP

FROM: Name: MARJORIE LYNN WEYMARK
(please print)

Street Address: 1000 ... E KALEDEN

Date: MAY 7, 2021

RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
251 Alder Avenue, Kaleden

My comments / concerns are:

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- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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Our concerns are:

① Extra traffic in lake & more boats near the public access. The access by 251 Alder is already full of boats at anchor.

② Loud parties- the RCMP do not respond quickly to Kaleden. This is a quiet neighbourhood.

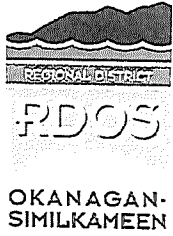
③ More traffic on a dead end road

④ If this goes ahead, there will be others.

⑤ Public access is already overwhelmed & busy with swimmers, dogs, kite boarders & boaters. There are no washrooms available & it can get very noisy. It takes away from property owners ability to enjoy their yards.

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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.:** I2021.007-TUP

FROM: Name: Kevin Sherwin
(please print)

Street Address: _____ Ave.

Date: May 8 / 2021.

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
251 Alder Avenue, Kaleden

My comments / concerns are:

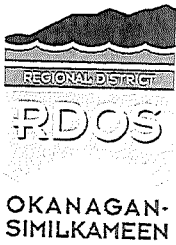
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Rocky + Martine are responsible neighbors and respect the new community. I feel very confident that they will manage this properly.

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2021.007-TUP

FROM: Name: GULBRANSON
(please print)

Street Address: - Alder -

Date: May 6/21

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
251 Alder Avenue, Kaleden

My comments / concerns are:

- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this TUP 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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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.: I2021.007-TUP

FROM: Name: Kathryn + David Hobbs.
(please print)

Street Address: Kaleden.

Date: May 6 / 2021

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
251 Alder Avenue, Kaleden

My comments / concerns are:

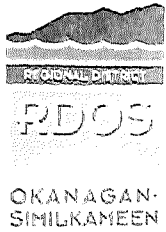
- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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We are opposed to short term rentals on Alder St, especially in the case of owners that are not living nearby to supervise their property. Please refer to the AIP BNB posting /48774203. We would hate this to become a trend that others on the street may follow.

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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.: I2021.007-TUP

FROM: Name: DEBRA MCGINN #
(please print)

Street Address: 251 ALDER AVENUE, KALEDEN BC

Date: MAY 3, 2021

RE: **Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
251 Alder Avenue, Kaleden**

My comments / concerns are:

- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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Feedback Form

OKANAGAN-SIMILKAMEEN

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.:** I2021.007-TUP

FROM: Name: Tyler McGinn
(please print)

LEGAL : BLOCK A, DL 1043 + 4264 FOLIO 01521-120
Street Address: NO CIVIC ASSIGNED - APPROX 100 M NORTH .

Date: MAY 5, 2021

RE: **Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use**
251 Alder Avenue, Kaleden

My comments / concerns are:

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- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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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.: I2021.007-TUP

FROM: Name: 0893178 BC LTD.
(please print)
LEGAL: LOT 5, PLAN EPP74523
Street Address: NO CIVIC ASSIGNED - 25 M SOUTH OF 251 ALDER AVE

Date: MAY 3, 2021

RE: Temporary Use Permit (TUP) Renewal – "Vacation Rental" Use
251 Alder Avenue, Kaleden

My comments / concerns are:

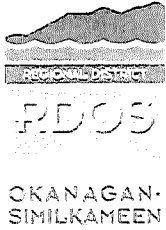
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THIS COMPANY DID THE SUBDIVISION ALONG THIS SIDE OF THE STREET. THERE ARE NO OTHER HOUSES ON THIS SIDE OF THE STREET AT THIS TIME. THIS TEMPORARY USE SHOULD NOT THEREFORE CAUSE ANY ISSUES IN THE NEIGHBORHOOD. THE HOUSE'S OUTDOOR ENTERTAINMENT AREA FACES WEST. THE LAKESHORE HOMES ACROSS THE STREET HAVE THEIR OUTDOOR ENTERTAINMENT AREAS ON THE LAKESIDE FACING EAST. THE USE OF THE PUBLIC LAKE ACCESS ACROSS THE STREET SHOULD BE SUPPORTED BY THE BOARD AND NOT OBJECTIONABLE.

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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.: I2021.007-TUP

FROM: Name: Andrew Brio
(please print)

Street Address: 50m North

Date: May 5/21

RE: Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use
251 Alder Avenue, Kaleden

My comments / concerns are:

- I do support the proposed use at 251 Alder Avenue, Kaleden.
- I do support the proposed use at 251 Alder Avenue, Kaleden, subject to the comments listed below.
- I do not support the proposed use at 251 Alder Avenue, Kaleden.

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RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. I2021.007-TUP

Approval Recommended for Reasons Outlined Below

Interests Unaffected

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Thank you for the opportunity to provide comments on this application. It is our understanding that the applicant is requesting a temporary use permit to operate a short-term vacation rental on the subject property. This referral has been reviewed from a Healthy Communities Development perspective. The following is for your consideration:

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is affordable, high quality, and in a location and community that meets our needs and supports health and well-being.

Living in affordable, safe, and stable housing is associated with positive physical and mental health outcomes. Access to affordable housing can reduce stress as well as allow residents to have adequate financial and personal resources available to live a healthy life.

Though there is no evidence yet for the long term implication of short term rentals on the health of our communities, the PHSA Healthy Built Environment Linkages Toolkit does identify that:

- Housing instability disproportionately affects low income people and vulnerable groups and can cause financial and psychological stress.
- Lack of affordable housing can lead to overcrowding.
- Higher housing costs can lead a decrease in disposable income making it more difficult to afford medication, healthy food, etc.
- Differences in housing (i.e. quality, accessibility, and affordability) all have impacts on health over in both the short term and long term.

Interior Health recommends that the Board considers the local need for long term rentals in the community while balancing the creation of short term vacation rentals.

Interior Health is committed to improving the health and wellness of all by working collaboratively with local governments and community partners to create policies and environments that support good health. Please do not hesitate to reach out to if you require clarification or have questions.

Signature: 

Signed By: Tanya Osborne, BAHS

Agency: Interior Health

Title: Community Health Facilitator

Date: March 30, 2021

JoAnn Peachey

From: Colleen Pennington
Sent: March 31, 2021 4:29 PM
To: Planning
Subject: Vacation Rentals - Kaleden

Follow Up Flag: Follow up
Flag Status: Flagged

I live within a kilometer of the proposed vacation rental at 251 Alder Avenue in Kaleden. The proliferation of vacation rentals that are both conforming and non conforming in Area I is of concern. We have 3 within a kilometer of our home.

For this particular application, I note that the sign for the development permit has been removed (for at least 2 days now). I believed the owners had to keep it up until the public hearing was completed. Is there a decision that has been made already?

If the issue is undecided, I have concerns and questions about this vacation rental as well as the number of non conforming vacation rentals in the area specifically relative to the peaceful enjoyment of my property. I am above the site and noise travels upwards. What hours will the owner be available to address noise issues? What information will be available to enable neighbours to raise issues to the owners? What hours will bylaw be available to respond on a timely basis (within one hour)?

I use vacation rentals and they can be good for the community. However, in Area I, TUP properties need more bylaw and enforcement.

According to the RDOS website

"The TUP which contains provisions and conditions under which the vacation rental must operate, should allow neighbors to enjoy peaceful use of their properties and support the local economy at the same time".

Based on the rentals in the 100 block of Pineview, this objective has not been achieved. Bylaw is not available when the noise from vacation renters causes disturbances after 9 pm at night or on the weekends. Unless this is remedied, there will continue to be issues.

Based on rentals within the 100 block of Pineview Avenue, peaceful operations is not achieved. Bylaw has not been available to address noise issues when they occur after 9 pm and especially on weekends. Bylaw violation fines are inadequate to incent owners to ensure proper permitting nor compliance with peaceful use objectives.

While I commend this owner for applying for a permit and paying the prohibitive \$700 fee (and perhaps the costs of a public hearing) to do so, the fines need adjusting prior to approving any further TUP.

The 2 Pineview properties consistently have ignored the TUP process. Those owners rent for over \$1000 per night and to date have received only minimal fines for non compliance. These violation

fees have done nothing to encourage them to comply with peaceful use nor with the TUP authorization.

Unfortunately, the poor behaviour of these other owners affects my perspective on this TUP application. Prior to allowing any more TUPs within Kaleden, a change to the bylaw is needed. The RDOS needs to ensure adequate bylaw enforcement in Area I for enforcing evenings and weekend peaceful use. The costs of the extra hours should be covered by the fines for non compliance. There should be a prohibition of outdoor speakers also with a substantive penalty. The fines need to be more than the per night rental to get compliance. Perhaps the bylaw can be amended to cover the cost of providing overtime and callout of bylaw enforcement for evenings and weekends and multiple fines can be levied per incident. This approach would ensure that issues are immediately addressed.

The RDOS should temporarily halt all vacation rental TUPs until remedies in bylaw enforcement and the corresponding fines are sufficient to reward owners for applying for and getting a permit and then having good tenants and quiet nights.

Until the changes are made, I would hope you deny this application.

Colleen Pennington

JoAnn Peachey

From: Frits and Hanneke Dijk
Sent: March 29, 2021 1:19 PM
To: Planning
Subject: 251 Alder Ave, Kaleden; Application 12021.007-TUP

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam:

In regards to Application 12021.007-TUP for a 3 Bedroom Seasonal Vacation Rental Permit for 251 Alder Ave, Kaleden, we would like to hereby express our concerns.

We live on 166 Pineview Drive, Kaleden which is above the property in question.

Our concerns are two-fold:

- 1.) First there is potential noise from vacationers that will travel uphill and may be disturbing.
- 2.) Secondly and more concerning is that, because the area behind the 251 Alder Ave property is steep and covered with dry grasses, an out of control fire will move uphill quickly, threatening our and other properties in the neighbourhood.

We have a real fear that a fire could be set by guests who smoke outdoors (as most likely smoking will not be allowed indoors) or by guests who make an outdoor fire (outdoor fires frequently create sparks).

It is therefore our request that the permit will place limits as follows:

- 1.) No excessive noise or music at any time. Quiet hours between 10 pm and 7 am.
- 2.) Guests must be non-smokers. Guests are not allowed to create outdoor fires. There will not be any fire pits on the property. A fire extinguisher and a water hose is ready at all times to put out any fire.

Thank you for your attention to this matter.

Sincerely,

Frits and Johanna Dijk

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** I2021.027-DVP

FROM: Name: Larry Richardson
(please print)

Street Address: 361 Oak Ave Kaleden, BC.

RE: **Development Variance Permit (DVP) Application**
206 Maple Avenue, Kaleden (Electoral Area "I")

My comments / concerns are:

- I do support the proposed variances at **206 Maple Avenue, Kaleden.**
- I do support the proposed variances at **206 Maple Avenue, Kaleden**, subject to the comments listed below.
- I do not support the proposed variances at **206 Maple Avenue, Kaleden.**

All written submissions will be considered by the Regional District Board

I do support the proposed variances
at 206 Maple Avenue, Kaleden.
June 11, 2021

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered. All representations will be made public when they are included in the Board Agenda.

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