

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 17, 2022
RE: Temporary Use Permit Application – Electoral Area “I” (I2022.019-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. I2022.019-TUP, to allow a vacation rental at 251 Alder Avenue in Kaleden be approved.

Legal: Lot 3, Plan EPP74523, District Lot 105s, SDYD **Folio:** I-01523.540
OCP: Low Density Residential (LR) **Zone:** Low Density Residential Two (RS2)

Proposed Development:

This application is for a renewal of a temporary use permit for the operation of a short-term vacation rental 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 surrounding pattern of development is generally characterised by similarly sized residential parcels that have been developed with single detached dwellings along Alder Avenue and larger residential parcels behind.

Background:

The property was created 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.

The property is currently designated Low Density Residential (LR), and is the subject of a Environmentally Sensitive Development Permit (ESDP) Area designation on a portion of the parcel.

Section 23.0 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 and supportive policy and criteria under Section 11.7 -Policies-Vacation Rentals under the Residential designation, provided that community and neighbourhood residential needs and other land use needs can be addressed.

The property is zoned Low Density Residential Two (RS2) which permits single detached dwellings as a principal use.

The property is partially within the floodplain associated with Skaha Lake and BC Assessment has classified the property as “Residential” (Class 01).

A Temporary Use Permit was previously issued in 2021 to allow a vacation rental use at the subject property (I2021.017-TUP).

Public Process:

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:

There have been no recorded complaints received in relation to the operation of this vacation rental use. The proposed use remains limited to three (3) bedrooms and six (6) paying guests from May 1st to October 31st and the ownership remains the same.

While it is recognized that the Electoral Area “I” OCP contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, and on-site vehicle parking provisions), these criteria were previously considered by the Board when it approved TUP No. I2021.007-TUP.

Further, the Electoral Area “I” OCP generally supports vacation rentals in residential areas, and contains objectives which include allowing “on-going” vacation rental uses through the issuance of Temporary Use Permits. For these reasons, administration is recommending approval.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. I2022.019-TUP.

Respectfully submitted:

Fiona Titley

Fiona Titley, Planner II

Endorsed By:

CG

C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Site Photo (2022)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding I2022.019-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 (2022)

