

Regional District of Okanagan Similkameen

101 Martin Street

Penticton, BC

V2A 5J9

August 22, 2022

Application for Temporary Use Permit by Noble West Real Estate Ventures Ltd. ("Noble West")

To Whom It May Concern

I am the owner of Heidi's Peak Estate Vineyard located at 2140 Sun Valley Way, Okanagan Falls, BC and am the next-door neighbour to 2238 Sun Valley Way (the "Property"). I understand that Noble West wishes to apply for a Temporary Use Permit to operate the Property as a vacation rental.

I am in total support of this application as it will enhance agritourism and help address the huge lack of accommodation in our area.

Sincerely,

Heidi Lorch

President

Heidi's Peak Estate Vineyard Limited.



Regional District of Okanagan-Similkameen (RDOS)  
101 Martin Street  
Penticton, BC  
V2A 5J9

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August 4, 2022

To Whom it May Concern

As the owners of Wild Goose Winery, located at 2145 Sun Valley Way, Okanagan Falls, BC, we are aware that the new owners of the residential property across from the winery are making an application to turn it into a proposed vacation rental property.

We support this application wholeheartedly as it enhances agritourism to our area, an activity that has been curtailed dramatically due to the lack of accommodations and the failure of the Okanagan Falls hotel to re-open.

Sincerely,

Kerri Wyse McNulty  
Vice President, Hospitality  
Burrowing Owl Vineyards Ltd.  
Wild Goose Vineyards Ltd.

2145 Sun Valley Way, Okanagan Falls, B.C. V0H 1R2  
Phone: 250-497-8919 Fax: 250-497-6853  
[www.wildgoosewinery.com](http://www.wildgoosewinery.com)



Stag's Hollow Winery  
2237 Sun Valley Way  
Okanagan Falls, BC V0H 1R2

Regional District of Okanagan Similkameen  
Planning & Building Department  
101 Martin Street  
Penticton, BC, V2A 5J9

August 29, 2022

To Whom It May Concern,

Re: Vacation Rental Proposal at 2238 Sun Valley Way

On behalf of Stag's Hollow Winery, located across the street from the proposed vacation rental at 2238 Sun Valley Way, I would like to show my support for this project to be approved. We are often getting queries from visitors to our winery of where they might be able to stay nearby, and there aren't really many choices available in and around Okanagan Falls for tourist accommodation -- we're often having to direct them to hotels in either Oliver or Penticton. The few B&Bs in the area get booked up quickly for the season. We would much rather be able to keep them in our community.

This proposal also ties in well with agritourism since the property in question has grape vines planted, as do several other surrounding properties. It would be great to be able to do more to promote immersive agritourism in our community.

Thank you for taking the time to consider this letter in support of our neighbours.

Yours sincerely,

Erin Korpisto, DipWSET  
General Manager  
Stag's Hollow Winery

## Lauri Feindell

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**Subject:** FW: Temporary Use Permit Referral - RDOS File No. D2022.020-TUP - Vacation Rental Use - Electoral Area "D"

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**From:** Gyug, Philip AF:EX <Philip.Gyug@gov.bc.ca>

**Sent:** October 5, 2022 4:31 PM

**To:** Shannon Duong <sduong@rdos.bc.ca>

**Cc:** Fox, Alison AF:EX <Alison.Fox@gov.bc.ca>

**Subject:** RE: Temporary Use Permit Referral - RDOS File No. D2022.020-TUP - Vacation Rental Use - Electoral Area "D"

Hi Shannon,

Thank you for providing the opportunity for the Ministry of Agriculture and Food (Ministry) to comment on File D2022.020-TUP that proposes to issue a Temporary Use Permit to allow for the operation of a short-term vacation rental use. From an agricultural perspective, the Ministry offers the following comments:

- Guests renting the principal or secondary residence on the Subject Property may not be aware that they will be staying within an active agriculture area that is associated with farmers using "normal farm practices". As such, we recommend that RDOS add a condition under section 7(b) of the TUP stating that guests should expect to experience "normal farm practices" during their stay on the Subject Property. Suggested wording is:  
*"Please be advised that you are staying within an active agricultural area that is commonly associated with noise from farm operations at various times of the day, farm odours, chemical spray and dust"*
- Ultimately, if the conditions of the TUP are adhered to, the Ministry does not believe that this application will have a negative impact on nearby agricultural operations.

With future Temporary Use Permit applications that RDOS planning staff would consider "typical" for the purpose of operating a short-term vacation rental on agricultural land, Ministry staff do not need to review the referral as comments per the above bullets will be relevant to those "typical" applications and the messaging will be consistent for the foreseeable future.

Please contact Ministry staff if you have any questions regarding the above comments. Just as a heads-up, the TUP Referral document may be incorrectly filed as F2022.020-TUP on the letter head.

Sincerely,

Philip



**Philip Gyug, P.Ag**

Regional Agrologist,  
Extension & Support Services  
Branch, Regional Development Unit

**Phone:** 250-378-0573

**Email:** [Philip.Gyug@gov.bc.ca](mailto:Philip.Gyug@gov.bc.ca)

## Lauri Feindell

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**Subject:** FW: [External Email] - Temporary Use Permit Referral - RDOS File No. D2022.020-TUP - Vacation Rental Use - Electoral Area "D"

**From:** Referrals <Referrals@fortisbc.com>

**Sent:** October 5, 2022 3:09 PM

**To:** Planning <planning@rdos.bc.ca>

**Subject:** RE: [External Email] - Temporary Use Permit Referral - RDOS File No. D2022.020-TUP - Vacation Rental Use - Electoral Area "D"

Good afternoon,

FortisBC has reviewed the subject proposal and has no concerns.

Thanks,

Krystina O'Gorman

Lands Administrator

Lands, FortisBC Energy Inc.

16705 Fraser Hwy, Surrey, BC V4N 0E8

Direct Phone 604-592-8205

Toll Free 1-800-773-7001



**From:** Shannon Duong <sduong@rdos.bc.ca>

**Sent:** Tuesday, October 4, 2022 3:28 PM

**To:** ALC.Referrals@gov.bc.ca; Gyug, Philip AF:EX <Philip.Gyug@gov.bc.ca>; HBE <HBE@interiorhealth.ca>; Ok Falls Fire Department <okfire@shaw.ca>; Referrals <Referrals@fortisbc.com>; jcvitko@sd53.bc.ca

**Subject:** [External Email] - Temporary Use Permit Referral - RDOS File No. D2022.020-TUP - Vacation Rental Use - Electoral Area "D"

**CAUTION: This is an external email.**

**Do not respond, click on links or open attachments unless you recognize the sender.**

Re: Temporary Use Permit for Vacation Rental Use

Application Webpage: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-d/d2022-020-tup>

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a Temporary Use Permit application.

Please find attached a referral for a Temporary Use Permit and a link above to the draft permit and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

**Subject:**

FW: Temporary Use Permit Referral - RDOS File No. D2022.020-TUP - Vacation Rental Use - Electoral Area "D"

**From:** HBE <HBE@interiorhealth.ca>

**Sent:** October 6, 2022 3:58 PM

**To:** Planning <planning@rdos.bc.ca>

**Subject:** RE: Temporary Use Permit Referral - RDOS File No. D2022.020-TUP - Vacation Rental Use - Electoral Area "D"

Afternoon Shannon,

Thank you for the opportunity to provide comments on this application. It is our understanding that the above referenced application seeks approval for a Temporary Use Permit (TUP) to allow for the operation of a short-term vacation rental. This referral has been reviewed from a Healthy Community Development perspective. The following comments are for your consideration:

**Healthy Housing**

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 attainable, stable, high quality, and in a location and community that meets our needs and supports health and well-being.

While this vacation rental can contribute to the property owner's income and support tourism through accommodation for the travelling public, it also reduces the availability of long-term housing units available in the community. It is important to balance long term housing needs with support for visitors and economic opportunity. As noted in the RDOS 2020 Housing Needs Assessment, there is an acute shortage of long-term rental availability.

**Onsite Sewerage Disposal**

Based on the information provided within the referral sheet and based on the applicant's proposed intended use, prior to approving the application, we recommend the applicant provide proof of an Authorized Person (AP) as defined in the BC Sewerage System Regulation having performed a Performance Inspection on the existing sewerage dispersal system to confirm adequate performance, condition, size and location for the intended use (as per Section 7.2 of the Onsite Wastewater Certification Board Policy: APPENDIX 2, Registered Onsite Wastewater Practitioner (ROWP) Practice Guidelines). This assessment is to ensure the existing sewerage disposal system will be able to handle the flow / volume produced being connected to it, that it does not pose a health hazard/risk and that it meets the required vertical and horizontal separation distances as well as today's Sewerage System Standard Practice Manual, Version 3 standards.

If you have any questions, please feel free to email us back or call 1-855-744-6328 (Ext. 4).

Regards,

**Mike Adams**

Team Leader, Healthy Community Development

**Interior Health**

[www.interiorhealth.ca](http://www.interiorhealth.ca)



Interior Health