



# TEMPORARY USE PERMIT

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FILE NO.: A2021.016-TUP

## GENERAL CONDITIONS

1. This Temporary Use Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Temporary Use Permit is not a Building Permit.

## APPLICABILITY

5. This Temporary Use Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A', and 'B' and described below:

Legal Description: Lot 4, Plan KAP38225, Sublot 2, District Lot 2709, SDYD

Civic Address: 130 Hallis Road, Osoyoos

Parcel Identifier (PID): 007-733-461 Folio: A-06748.375

## TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021, the land specified in Section 5 may be used for an "Outdoor Commercial Event Venue" which is defined as meaning "a use providing assembly of persons during the term of a defined event or activity, including but limited to a party, wedding, or corporate retreat, where an exchange of money or other consideration for the use of the property for the said event".

**CONDITIONS OF TEMPORARY USE**

- 7. The ‘outdoor commercial event’ use of the land is subject to the following conditions:
  - a) the use shall occur only between May 1<sup>st</sup> and October 31<sup>st</sup>;
  - b) The use must meet the following requirements:
    - i) No further permanent buildings shall be constructed, and the use is limited to the outside land area on the subject property;
    - ii) Noise will be diminished by 11:00 p.m.;
    - iii) The number of events throughout the season shall be limited to an average of one per week;
    - iv) One universally accessible washroom will be available at all events;
  - c) the maximum number of people that may be present at a special event is 100.
  - d) All parking must be accommodated within the subject property, in accordance with Schedule ‘B’;
  - e) An universally accessible washroom will be available at all events, plus the number of washrooms for events shall be as follows:

<b>Number of People</b>	<b>Minimum number of water closets</b>
1-25	2
26-50	3
51-75	5
76-100	6

- f) Activities will follow the Fire Management Plan, attached as Schedule ‘C’;
- g) Camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted.

**COVENANT REQUIREMENTS**

8. Not applicable.

**SECURITY REQUIREMENTS**

9. Not applicable.

**EXPIRY OF PERMIT**

10. This Permit shall expire on August 19, 2024.

Authorising resolution passed by Regional Board on \_\_\_\_ day of \_\_\_\_\_, 2021.

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B. Newell, Chief Administrative Officer

# Regional District of Okanagan-Similkameen

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

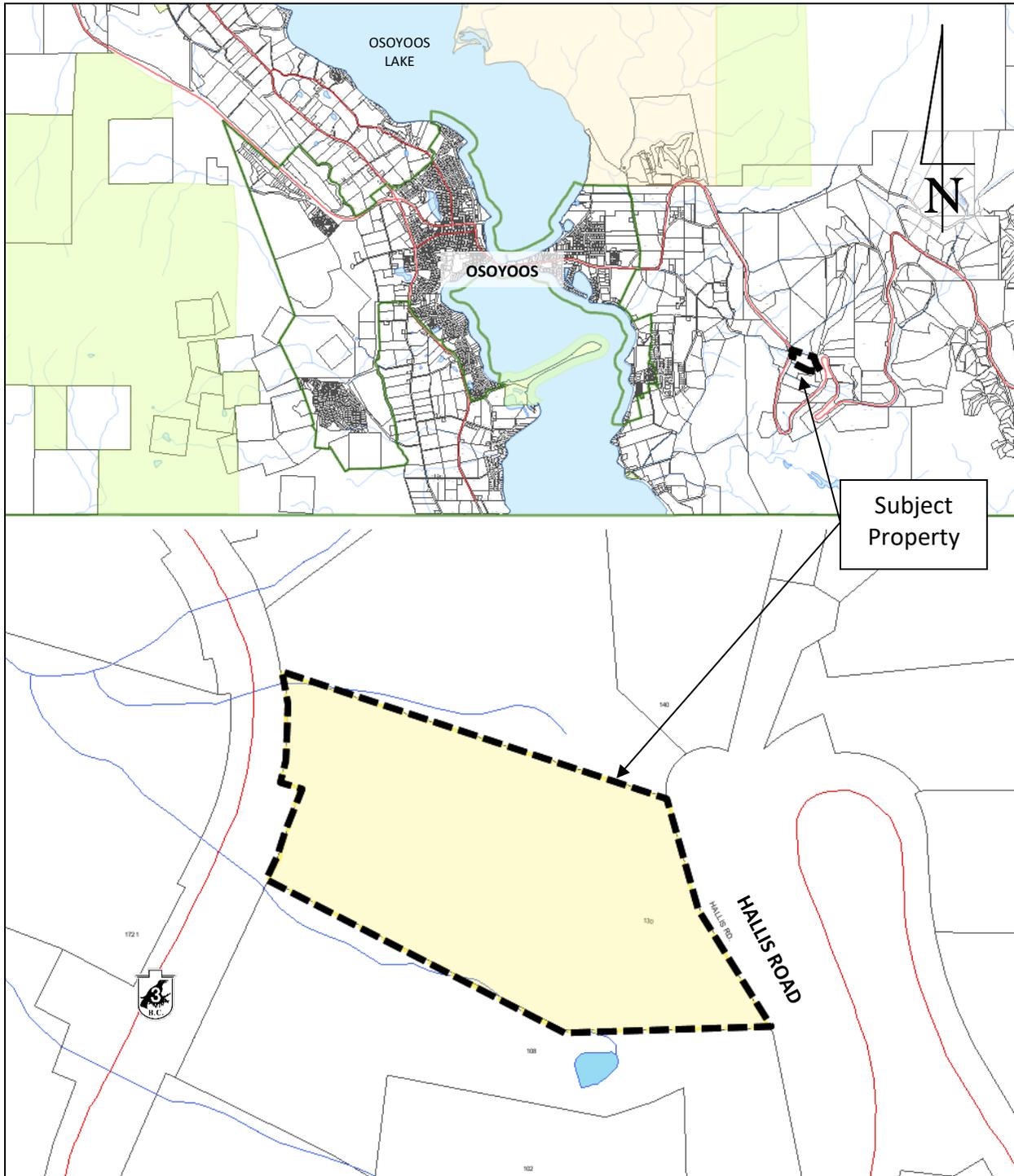
Telephone: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



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File No. A2021.016-TUP

Schedule 'A'



# Regional District of Okanagan-Similkameen

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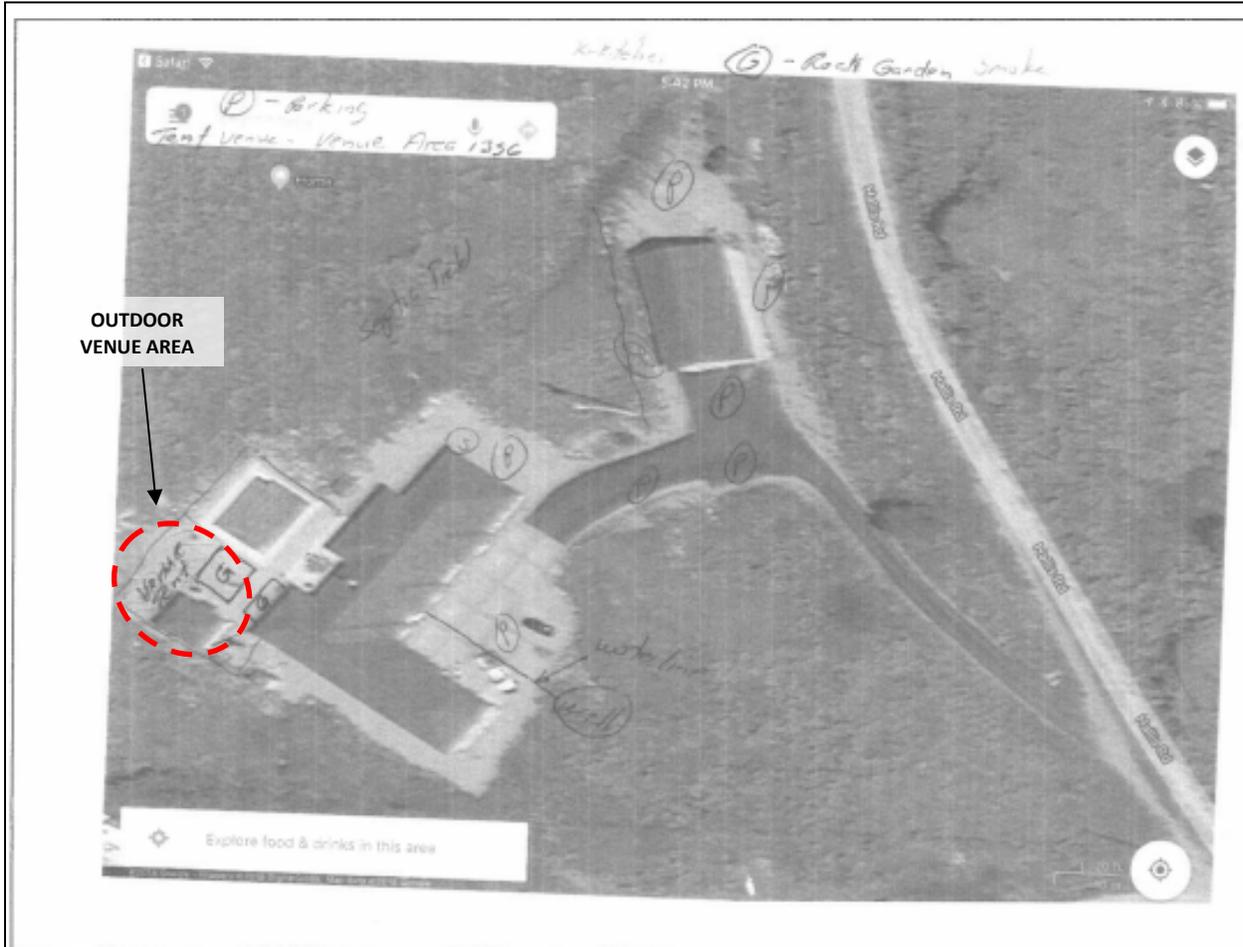
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Schedule 'B'



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Schedule 'C' – Fire Management Plan

Prepared by Ron Burk (retired Fire Chief), dated September 26, 2018

Fire plan for The Look Out

The manager/ owner is Robert Burk 250-485-7082

- This is an out door venue.
- The property is fire smart designed, with rock around the entire perimeter, stucco siding, and concrete roof to prevent ground fire spread.
- The entire event area is concrete and paving stone.
- Occupant load 100 guests.
- Anarchist Mountain Volunteer Fire Dept protected Owner is a retired Fire Chief with 1041 NFPA fire instructor level 1 and 2, and has 29 years fire fighting experience .

## Venue fire fighting equipment

- 1 1/2" forestry hose connected to electric pump with 25000 gal water supply at the rear of house
- 100' of garden hose on the left side of the house near the BBQ , Pizza Oven, and Grill.
- 50' of garden hose on the right side of house beside the smoking area.
- 100' garden hose at the front of house.
- 4 gallons of Barricade fire fighting foam with nozzle to connect to garden hose.
- Several ABC dry chemical fire extinguishers located in the house, shop, and gazebo.
- The house has smoke detectors as per BC building code.

## Emergency Procedures In case of fire

- leave area immediately.
- sound the alarm , instruct staff to escort guests to safety.
- dial 911 to notify Anarchist Mountain Fire Dept -ensure all guests are out of danger.
- if fire is controllable, attack with fire fighting equipment until Fire Dept arrives.
- do not allow guests to put themselves in a dangerous situation.

## Related duties and hazards

- Do not permit combustible material to accumulate in quantities or locations that would constitute a fire hazard.
- Keep driveway clear to allow fire dept access -Maintain the fire protection equipment in good operating condition at all times.
- If medical emergency occurs, call 911 to notify B.C. ambulance and Fire Dept.
- Inform guests smoking is only allowed in smoking area , on the side of house.(which is concrete paving stone) Absolutely no smoking in other areas.
- No fire works permitted .