

September 14, 2026

To: Regional District of Okanagan-Similkameen  
Planning Department  
101 Martin Street, Penticton, BC V2A 5J9

Re: Supporting Rationale for Short Term Rental Application Permit

Dear Sir/Madam:

Please consider this letter as supporting rationale for our application for a Short-Term Rental Application Permit. We currently have an STR permit set to expire on December 31, 2026 and we are applying to renew it for another 3 years.

Our house is located at 10230 81<sup>st</sup> Street in Osoyoos and is a recent built (Construction completion date: October 2022). The house is located a few feet away from Osoyoos lake with public access to the lake. The house is designed with 2 structures: a west and lake facing structure comprised of 2 bedrooms and 2 bathrooms and a north facing structure facing the vineyards with one bedroom and one bathroom. Both structures are part of the same house, share a wall and are connected by a door. The north facing structure has a private entrance.

The purpose of the north facing suite ("the secondary suite") is twofold:

1. To provide a comfortable and private place for family and friends staying with us. We have relatives living in other countries who are planning to come and visit us for extended periods of time.
2. To be rented out when not occupied by friends and family so that we can generate some revenue to help with mortgage payments and the rising cost of living.

The house and the suite were designed in accordance with RDOS by-laws. The secondary suite is attached to the house and shares a double fire wall with a fire door. The suite has independent control of its heating, lighting and electrical panel. It also has a full kitchen and washer and dryer, as well as its own parking space. Both our designer and builder were in constant communication with the RDOS planning department during the construction of the house to ensure that the construction was compliant with RDOS by-laws and policies.

We plan to rent out the secondary suite from May 1<sup>st</sup> to October 31<sup>st</sup> when not occupied by family and friends. The suite has a maximum occupancy of 2 guests. Pets are not permitted, as well as smoking, vaping and partying.

We trust that you will find our application complete and look forward to hearing back from you.

Kind regards,

Sophie Mas and Ron Segev  
Property owners and STR Permit Applicants