PROPERTY DESCRIPTION:

Civic address: 553 Tinhorn Creek Rd., Oliver, BC

Legal Description PID: 027-724-476

Lot: C Plan: KAP 87895 Block: District Lot: 24505 Section: Township: Similkameen Div. of Yale Land District

OCP Designation: Zoning: AG2

Surrounding land uses: vineyard/winery, orchard, residential (rural)

Current method of sewerage disposal:	☐ Community Sewer	☒ Septic Tank	☐ Other
Current method of water supply:	☒ Community Water	☐ Well	☐ Other
Any restrictive covenants registered on the subject property:		☐ Yes	☒ No (if yes, provide details)
Any registered easements or rights-of-ways over the subject property:		☐ Yes	☒ No (if yes, provide details)
Does the subject property possess a legal road access:		☒ Yes	☐ No (if no, provide details)
Agricultural Land Reserve:	☒ Yes ☐ No	Riparian Area:	☐ Yes ☒ No
Environmentally Sensitive:	☐ Yes ☒ No		

CURRENT USE:

Provide a description of the current uses of the land and buildings found on the property (please attach as a separate sheet, as required): TUP for vacation rental

PROPOSED TEMPORARY USE *(attach as a separate sheet)*:

See attached

Describe the proposed temporary uses of the land and buildings. vacation rental for wine club members to rent

Describe the time period required for the temporary use. April - October

If the property is the subject of a lease, provide details of the lease. N/A

Describe the reasons for the proposed temporary use. Enhanced wine club member benefit, enable them to stay longer in Oliver to support tourism

Clearly describe any conditions that the proposed use will be limited to (such as floor area, affected land area, buildings to be used, parking, hours of operation, etc ...). guests follow house rules

CESSATION OF TEMPORARY USE:

A Temporary Use Permit is not a substitute for an application to rezone a property. A Temporary Use Permit is only intended to allow for an activity over a limited period of time. At the conclusion of the Permit, it is intended that the temporary use will:

☐ Cease.

☐ Be moved to another site that is zoned (or designated) for that use.

☐ During the time that the temporary permit is in effect, a rezoning application will be applied for in order to change the zone on the property, and therefore the site will be zoned (designated) to allow the use. If that application is unsuccessful and the temporary permit expires, the temporary use will be removed.

☒ Other: Seasonal Vacation Rental

REQUIRED DOCUMENTATION:

All plans and drawings referred to in this section should be submitted with one full scale and one reduced (11 x 17) copy suitable for black and white reproduction. When possible, Adobe PDF versions should also be included.

we will pay $25 for RDOS to pull

☐ **Certificate of Title** – to provide proof of ownership, copies of titles should be dated no more than 30 days prior to the date of application. Copies of titles are available from the Land Titles Office, or through a Government Agent's Office, a notary, lawyer or search company. ←

☑ **Location Map** – showing the area in which the subject property is situated.

☑ **Site Plan** – drawn to scale and showing dimensions, shall include the following (as applicable):

- ☐ North arrow and scale;
- ☐ Dimensions and boundaries of property lines, rights-of-way, and easements;
- ☐ Location and dimensions of existing structures and setbacks (including projections and overhangs) to parcel lines, rights-of-ways, easements;
- ☐ Location of existing access roads, driveways, vehicle parking spaces, pathways, screening and fencing;
- ☐ Natural & finished grades of site, at buildings & retaining walls (indicate source of grade data);
- ☐ Location of any physical or topographical constraints (such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc...);
- ☐ Location of all existing water lines, wells, septic fields, sanitary sewer & storm drain facilities, including sizes; and
- ☐ Existing covenant areas (if applicable).

☐ **Development Plan** - shall be drawn to scale and indicate the following:

N/A

- ☐ detailed drawings of the proposed development, including building sections, elevations, finishes, floor plans, landscaping, access roads, driveways, vehicle parking spaces, pathways, and screening and fencing proposed for the site;
- ☐ a project summary sheet outlining density and number of dwelling units, site coverage, heights, setbacks, and other relevant data; and
- ☐ location & width of proposed access to the property, driveways, manoeuvring aisles & parking layout.

☐ **Site Survey** - If the proposed development involves a variance to the siting or building envelope of a structure a current BC Land Surveyor's survey certificate (in metric) shall be required. This may be combined with the requirements for a **Site Plan**, where appropriate.

N/A

☐ **Landscape Plan** – where applicable, the Landscape Plan shall be drawn to scale and shall show existing and proposed landscaping and to include an estimate of the cost of landscaping, provided by a Landscape Architect or qualified professional. This estimate will be used to determine a security.

N/A

no change from 2020 ←

☐ **Health and Safety Inspection** – where applicable, confirmation from a Building Inspector, or other qualified individual that the proposed use of a building or structure meets minimum standards for health and safety.

☑ **Site Notification** – to be prepared in accordance with the specifications contained in the Regional District's Development Procedures Bylaw, and proof of the sign on the subject property included at the time of making application (i.e. photos).

See photos

Additional material or more detailed information may be requested by the Regional District upon reviewing the application.

DECLARATION:

I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

_____ _____

Signature of Owner or Authorized Agent Date

_____

Print name of Owner or Authorized Agent

PROPOSED TEMPORARY USE – Tinhorn Creek Vineyards Home

Describe the proposed temporary uses of the land and buildings:
The three bedroom house will be used as a vacation rental for a very select group, the Tinhorn Creek Wine Club Members. Our loyal customers will be able to enjoy the large property featuring a private yard and pool. The house is a quiet retreat where guests are surrounded by the beauty of cultivated vineyards and supported by friendly knowledgeable staff.

Describe the time period required for the temporary use:
Tinhorn Creek Vineyards will allow Wine Club members to book a stay in the house for one week at a time between April and October, so they are able to enjoy all that the Oliver and Osoyoos area offers.

Describe the reasons for the proposed temporary use:
Our Wine Club Members have been asking us for authentic vineyard experiences, staying in accommodation provided on the winery property, so they can enjoy wine tastings, tours, special events, and restaurant dining without having to get in their car. Our Wine Club Members will also have the opportunity to visit many local businesses, supporting the local tourism economy.

Clearly describe any conditions that the proposed use will be limited to (such as floor area, affected land area, buildings to be used, parking, hours of operation, etc):
The house property is self-contained with large cedar hedges and a long private driveway. Guests will be provided with a detailed book of "House Rules" to ensure their stay is very safe and comfortable, and not disruptive for surrounding residents (neighbouring homes are quite far away). Guests are instructed to stay on the house property during evening and early morning so they do not encounter wildlife, or disrupt vineyard operations.