

TEMPORARY USE PERMIT

FILE NO.: D2022.012-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', 'B', 'C', and 'D' and described below:

Legal Description: Lot 13, Plan KAP3995, District Lot 337, SDYD

Civic Address: 476 Hody Drive

Parcel Identifier (PID): 010-620-621 Folio: D-00882.000

TEMPORARY USE

6. In accordance with Section 23.0 of the Electoral Area "D" Official Community Plan Bylaw No. 260., 2013, the land specified in Section 5 may be used for a "vacation rental" use as defined in the Okanagan Valley Zoning Bylaw No. 2800, 2022, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.
7. Despite Section 16.2.4 (b) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, the land specified in Section 5 may contain two (2) secondary suites.

CONDITIONS OF TEMPORARY USE

8. The vacation rental use of the land is subject to the following conditions:

- a) a building permit must be issued and completed to the satisfaction of the Regional District to formalize the conversion of the principal dwelling to contain two (2) secondary suites and meet building code for all rented bed rooms;
- b) the vacation rental use shall occur only in the principal three (3) bedroom dwelling unit and the two (2) bedroom secondary suite;
- c) the vacation rental use shall occur only between June 1st and September 30th;
- d) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "D" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
- e) the maximum number of bedrooms that may be occupied by paying guests shall be five (5);
- f) the number of paying guests that may be accommodated at any time shall not exceed ten (10);
- g) a minimum of five (5) on-site vehicle parking spaces shall be provided for paying guests;
- h) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
- i) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on December 31, 2023.

Authorising resolution passed by Regional Board on _____ day of _____, 2022.

B. Newell, Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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

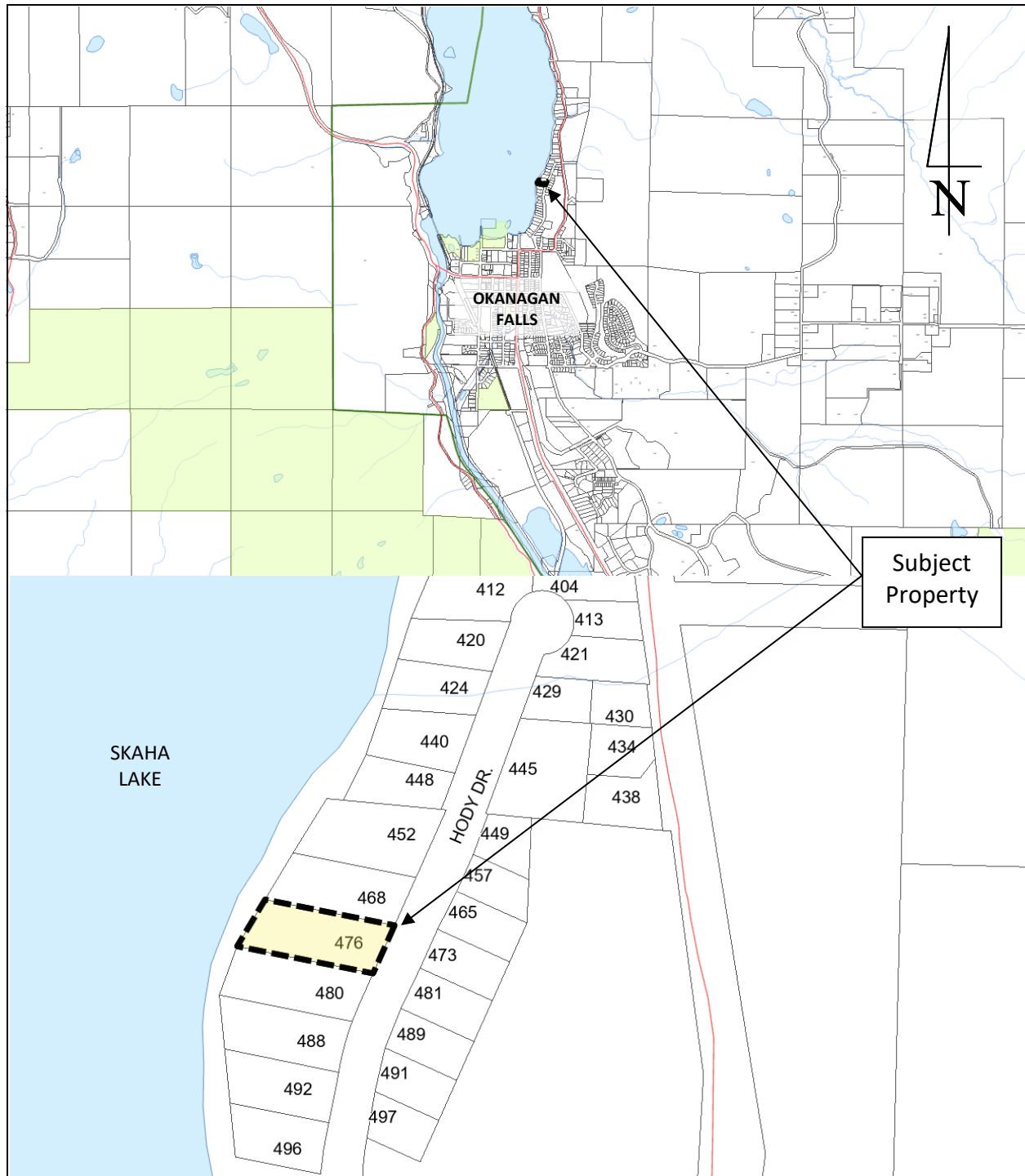
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



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Schedule 'A'

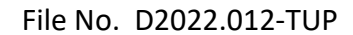


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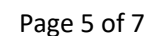
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Schedule 'B'



Regional District of Okanagan-Similkameen

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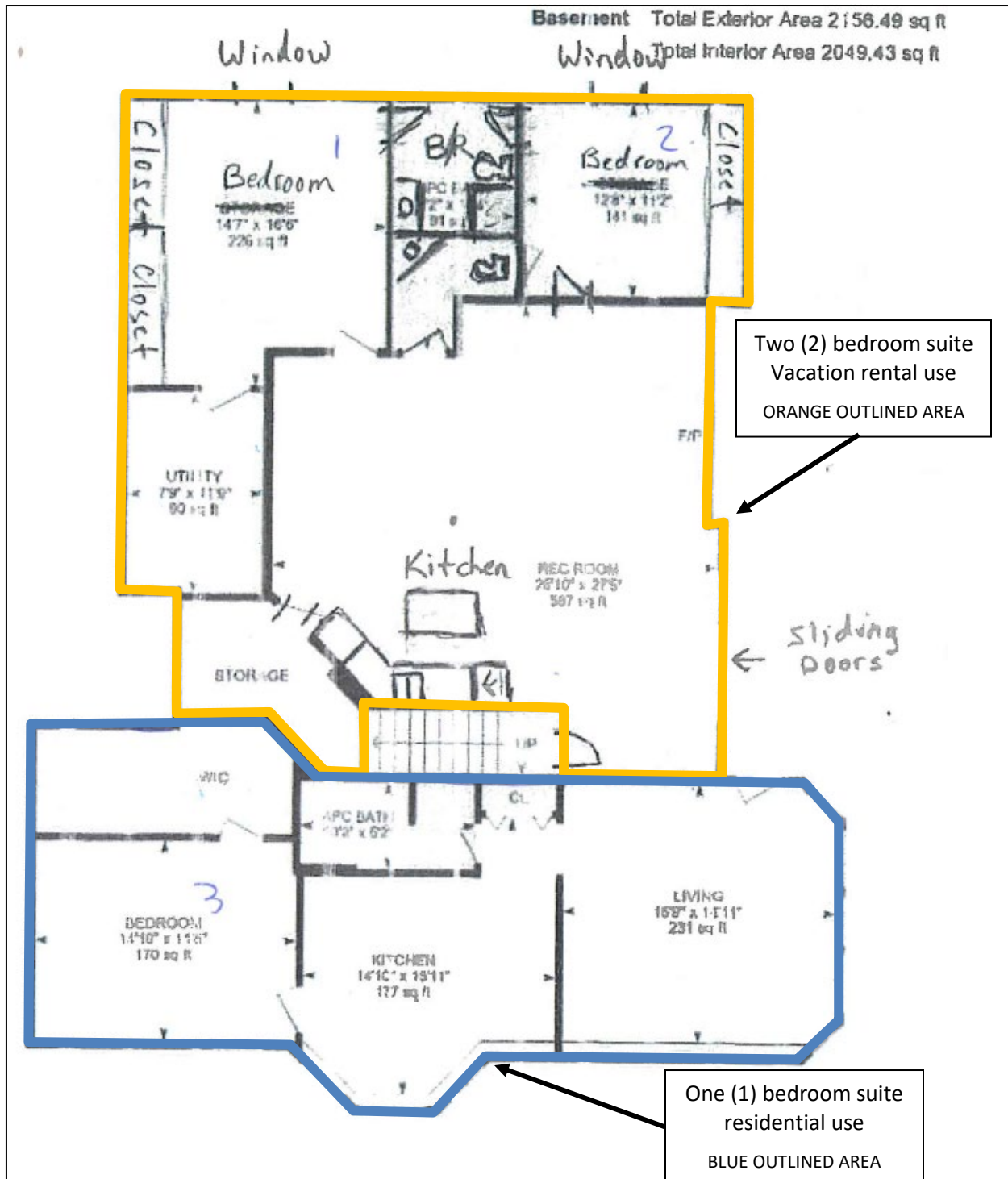
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Schedule 'C'



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Schedule 'D'



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