



TEMPORARY USE PERMIT

FILE NO.: E2026.002-TUP

Owner:

Agent:

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', 'D', 'E' and 'F' and described below:

Legal Description: Lot A, Plan KAP48883, District Lot 210, SDYD

Civic Address: 4245 Mill Road

Parcel Identifier (PID): 018-064-299 Folio: E-00754.010

TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "E" Official Community Plan Bylaw No. 3010, 2023, the land specified in Section 5 may be used for a "tourist accomodation" use as defined in the Okanagan Valley Zoning Bylaw No. 2800, 2022, being the use of a single detached dwelling and accessory building other than recreational vehicles, park model trailers, mobile homes or dwelling units, providing temporary accommodation for the travelling public.

CONDITIONS OF TEMPORARY USE

7. The tourist accommodation use of the land is subject to the following conditions:
- a) the vacation rental use shall occur only between May 1st and September 30th;
 - b) the following information must be posted within the dwelling unit while the short-term rental accommodation use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Noise Control 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.
 - c) the maximum number of bedrooms that may be occupied by paying guests shall be eight (8);
 - d) the number of paying guests that may be accommodated at any time shall not exceed sixteen (16);
 - e) a minimum of eight (8) on-site vehicle parking spaces shall be provided for paying guests;
 - f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - g) 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 June 18, 2029.

Authorising resolution passed by the Regional Board on _____, 2026.

J. Zaffino, Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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

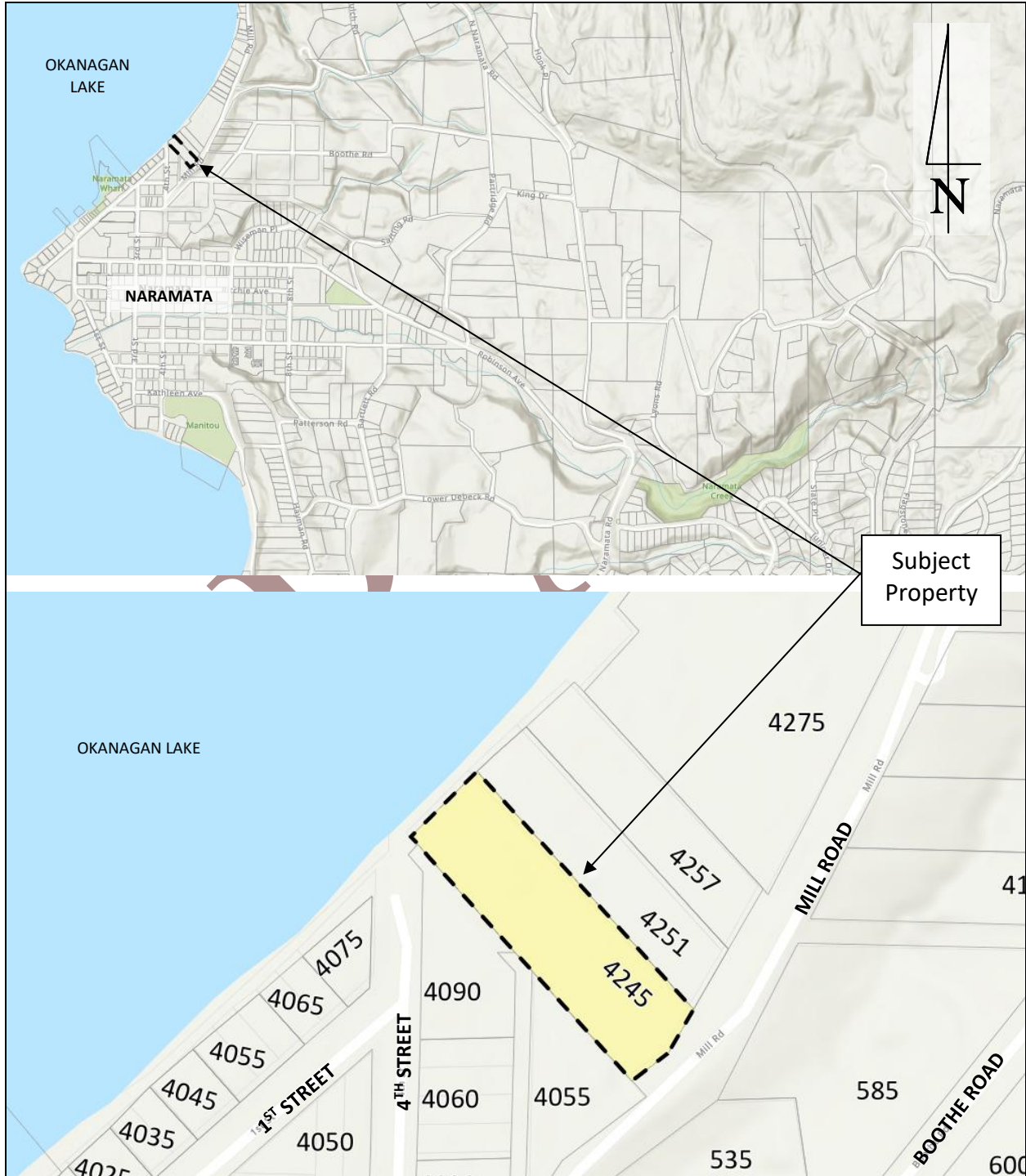
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2026.002-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

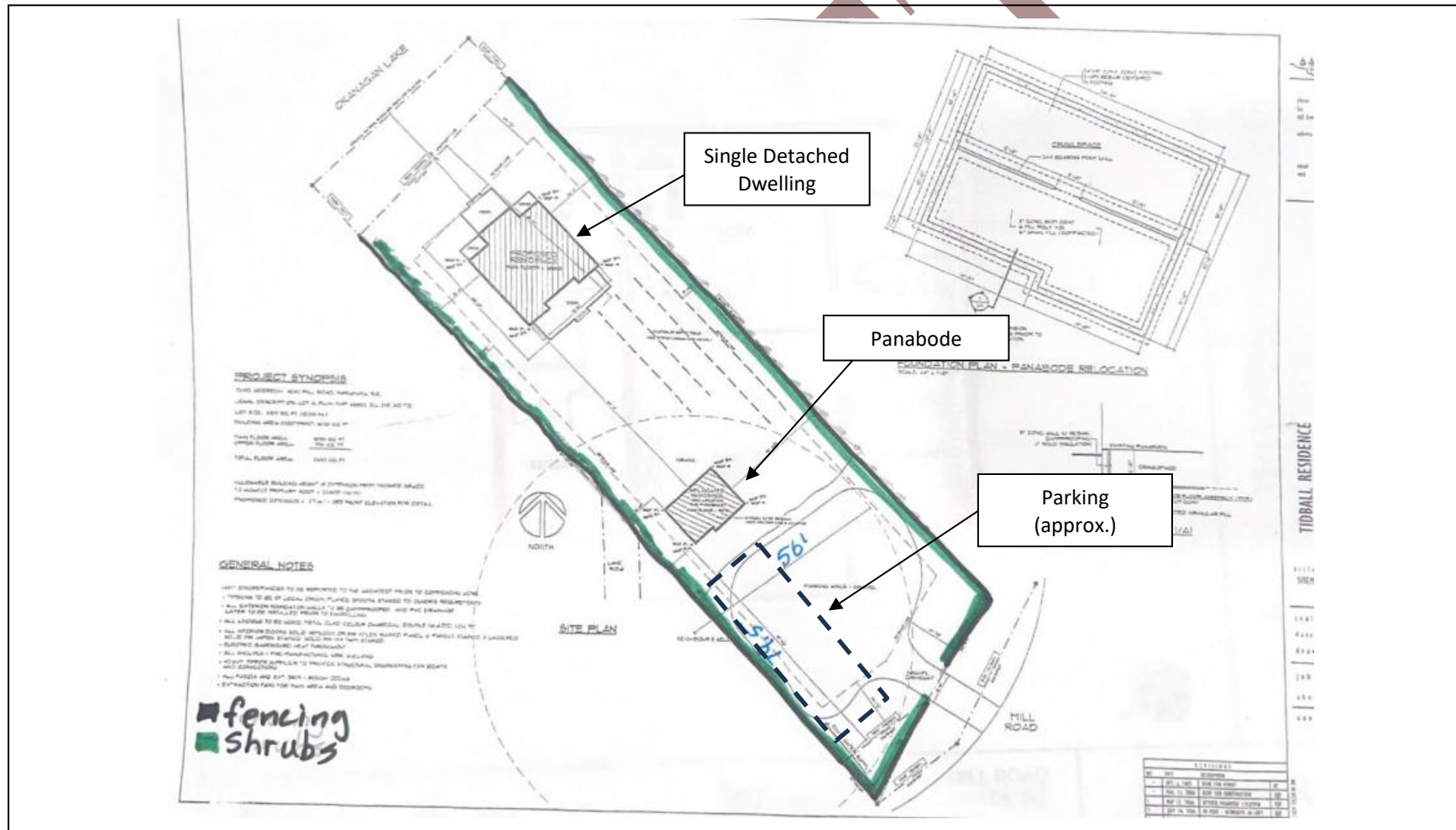
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Schedule 'B'



Regional District of Okanagan-Similkameen

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

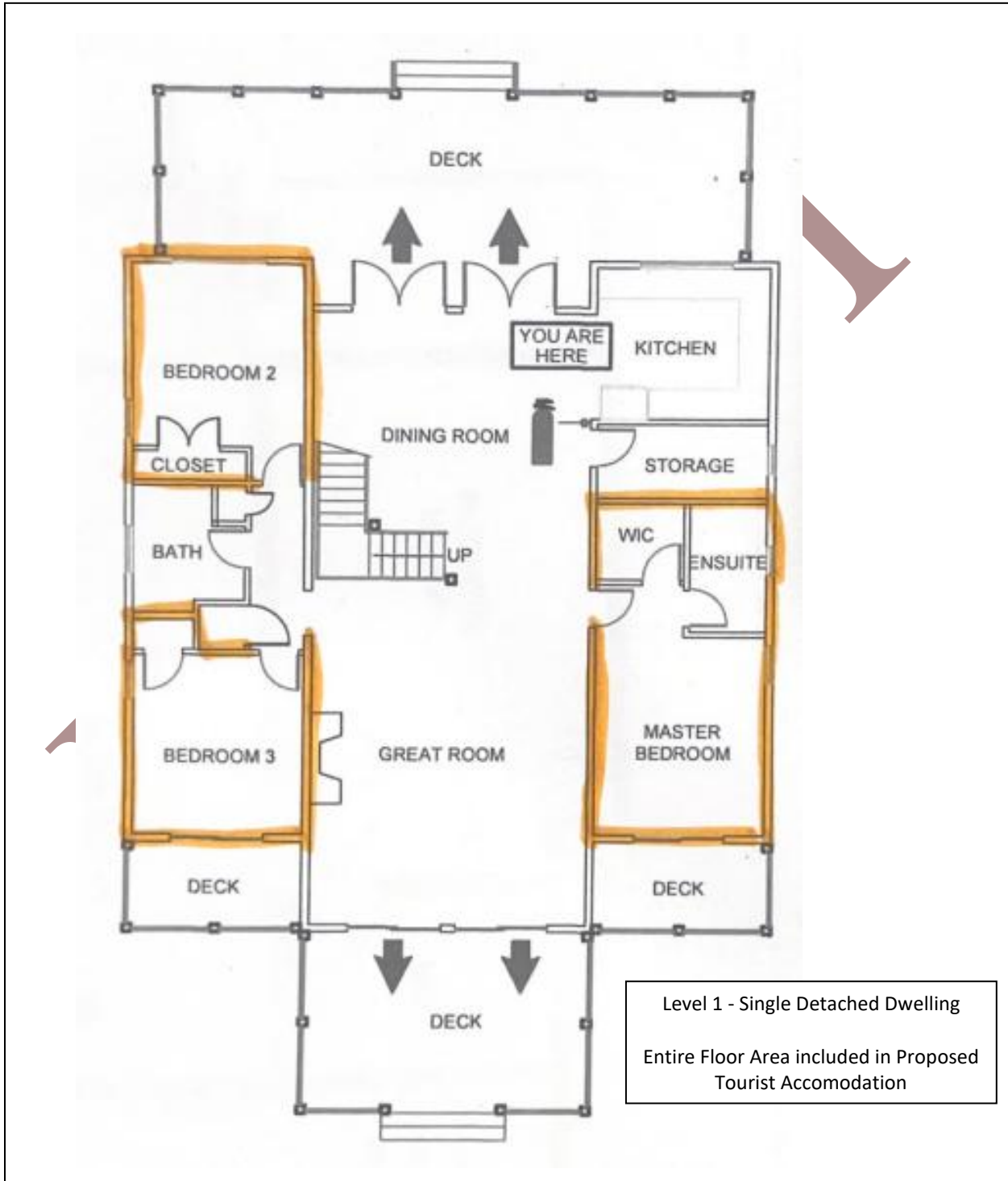
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Schedule 'C'



Regional District of Okanagan-Similkameen

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

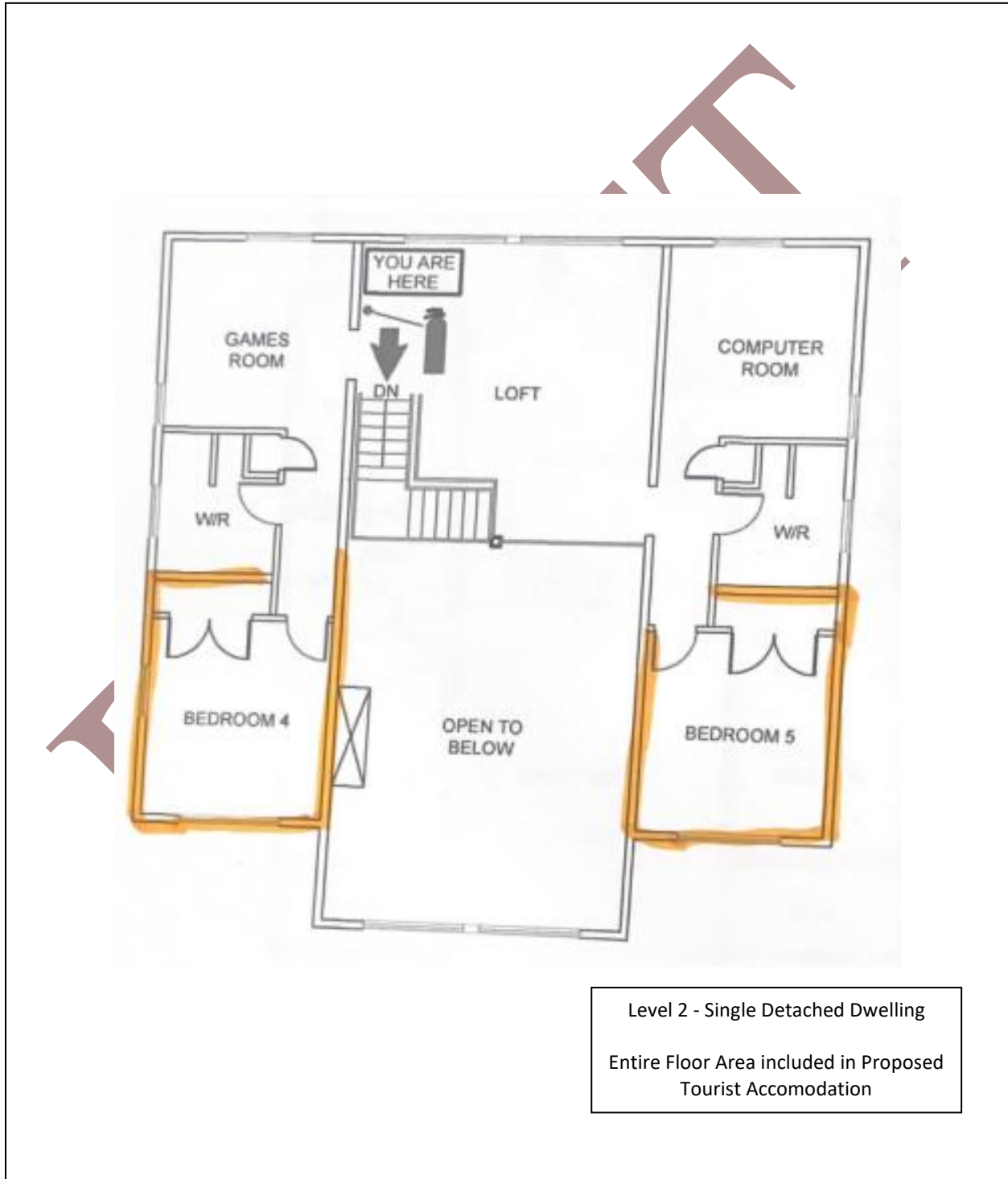
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File No. E2026.002-TUP

Schedule 'D'



Level 2 - Single Detached Dwelling
Entire Floor Area included in Proposed
Tourist Accomodation

Regional District of Okanagan-Similkameen

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

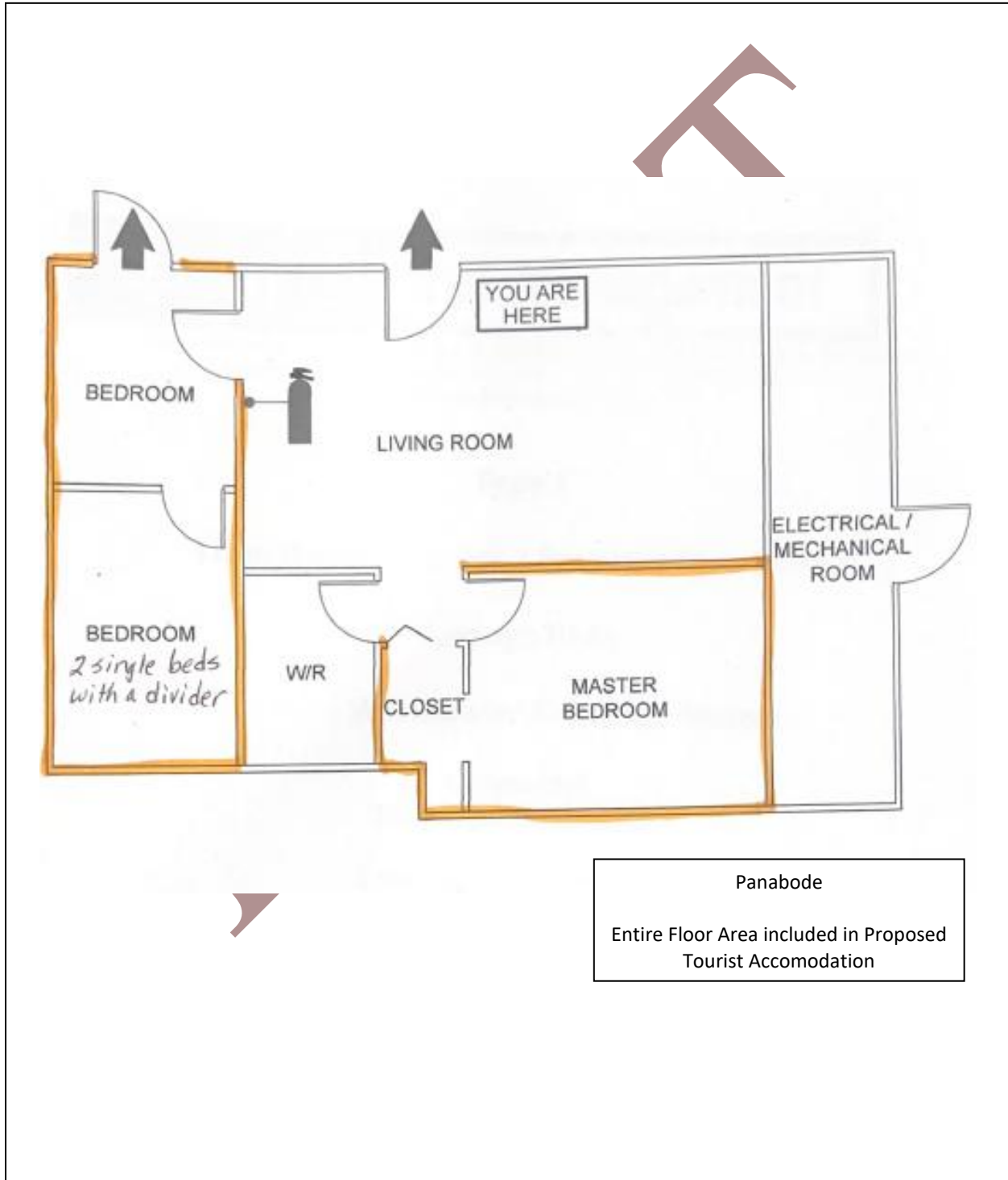
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Temporary Use Permit

File No. E2026.002-TUP

Schedule 'E'



Regional District of Okanagan-Similkameen

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

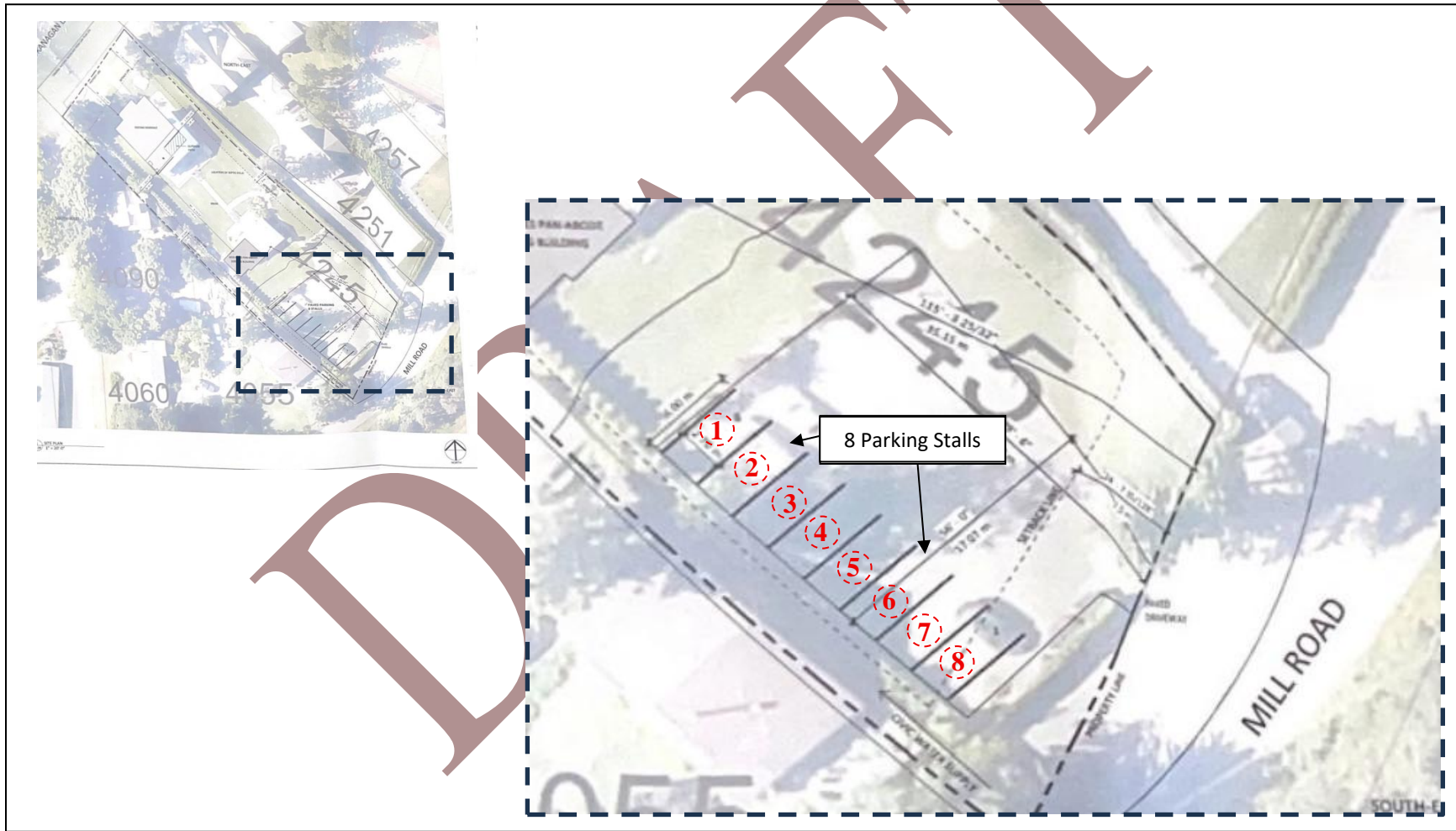
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Temporary Use Permit

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Schedule 'F'



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DRAFT VERSION – 2026-05-26

Page 9 of 9