



Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, B.C., V2A 5J9
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**TEMPORARY USE PERMIT APPLICATION
(VACATION RENTAL)**

It is recommended that applicants consult Development Services staff prior to submitting an application.
 This application will not be accepted unless it is complete and the required fee and plans are attached.

APPLICANT:		OWNER(S):	
Name:		Name:	
Address:		Address:	
City/Town:		City/Town:	
Province:	Postal Code:	Province:	Postal Code:
Day Phone:	Fax:	Day Phone:	Fax:
Cell Phone:		Cell Phone:	
Email:		Email:	

AGENT AUTHORIZATION:	
If the registered owner(s) of the subject property elects to have someone act on their behalf in submission of this application this section must be completed:	
As owner(s) of the land described in this application, I/we hereby authorize _____ to act as applicant in regard to this land development application.	
Signature of Owner:	Date:
Signature of Owner:	Date:

NOTICE OF COLLECTION OF PERSONAL INFORMATION:
Personal information on this form is collected for the purpose of processing this application and for administration and enforcement. The personal information is collected under the authority of the Local Government Act and the bylaws of the Regional District Okanagan-Similkameen. Documentation / information submitted in support of this application can be made available for public inspection pursuant to the Freedom of Information and Protection of Privacy Act. Contact the Freedom of Information Officer at the Regional District Okanagan-Similkameen for information.

PROPERTY DESCRIPTION:

Civic address:					
Legal Description					
Lot:	Plan:	Block:	District Lot:	Section:	Township:
OCP Designation:			Zoning:		
Surrounding land uses:					
Current method of sewerage disposal:		<input type="checkbox"/> Community Sewer	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Other	
Current method of water supply:		<input type="checkbox"/> Community Water	<input type="checkbox"/> Well	<input type="checkbox"/> Other	
Any restrictive covenants registered on the subject property:			<input type="checkbox"/> Yes	<input type="checkbox"/> No (if yes, provide details)	
Any registered easements or rights-of-ways over the subject property:			<input type="checkbox"/> Yes	<input type="checkbox"/> No (if yes, provide details)	
Does the subject property possess a legal road access:			<input type="checkbox"/> Yes	<input type="checkbox"/> No (if no, provide details)	
Agricultural Land Reserve:		<input type="checkbox"/> Yes	<input type="checkbox"/> No	Riparian Area:	
Environmentally Sensitive:		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
				<input type="checkbox"/> 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):

PROPOSED TEMPORARY USE (attach as a separate sheet):

Describe the proposed temporary uses of the land and buildings.
Describe the time period required for the temporary use.
If the property is the subject of a lease, provide details of the lease.
Describe the reasons for the proposed temporary use.
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 ...).

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 :

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.

- 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:
 - detailed drawings of the proposed development, including building sections, elevations, finishes, 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
 - Current floor plan including number of bedrooms that are to be used for the Vacation Rental.
- 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.
- 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 the amount of any security required.
- 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** – an applicant is required to erect a Notice of Development Sign prior to submitting an application.
- Septic Inspection** – A copy of the most recent septic inspection/servicing showing to be in good working order.

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



Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

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Toll Free (BC/Alberta): 1-877-610-3737

E-mail: buildinginfo@rdos.bc.ca Website: www.rdos.bc.ca

**Vacation Rental TUP
Health & Safety Inspection
Application**

Folio #	
\$200 Fee	1-1-2500-4450
Receipt #	
Date Paid	
Planning File Manager:	
Date to File Manager:	

Date of Inspection:

Planning File Manager:

Date to File Manager:

Owner name:		Daytime contact number:	
Owner name:		Daytime contact number:	
	E-mail:		
Address of property			
Number of bedrooms		Proposed occupancy load:	
		Age of home:	
Preferred Inspection dates/times:			
Contact:			

This inspection report is limited to aspects related to health & safety for the proposed use as a vacation rental property and in no way certifies that the structure is fully Code compliant. For the purposes of vacation rentals, the current code requirements will be reviewed for each component being inspected. If the component does not meet current code a minimum level of acceptance may be applied.

Excerpts from the BC Building Code:

Article 1.1.1.2. Application to Existing Buildings

- (1) Where a building is altered, rehabilitated, renovated or repaired, or there is a change in occupancy, the level of life safety and building performance shall not be decreased below a level that already exists

Appendix A of the BCBC clarifies that it is not intended that the Code be used to enforce the retrospective application of new requirements to existing buildings unless specifically required by location regulations or bylaws.

Article 1.2.1.2. Responsibility of Owner

- (1) Unless otherwise specified in the BC Building Code, the owner of a building shall be the person responsible for carrying out the provisions of the Code in relation to that building
- (2) The owner of a building is in no way relieved of full responsibility for complying with the BC Building Code by the authority having jurisdiction:
 - a. Granting a building permit
 - b. Approving drawings or specifications, or
 - c. Carrying out inspections