

Geoffrey Orr
2183 Carmi Rd
Penticton, B.C. V2A8V5

February 6, 2019

Regional District of the Okanagan Similkameen
171 Martin Street
Penticton B.C.

Attention : Planning Department

Reference : Temporary Use Application for 2183 Carmi Rd.

This letter is a supplement to the Temporary Use Application for 2183 Carmi Rd in the Upper Carmi Area.

The purpose of this application is to authorize the use of three small seasonal cabins in our bed and breakfast operation.

Background on the Cabin and Property

The site is a 11 acre lot, most of which is steeply sloping and undevelopable. There is a primary dwelling which was completed in 2014. The dwelling is significant to the story as the home has been nominated for several building achievement awards including the BC Wood Design Awards. We designed and built the home ourselves using the reclaimed wood from many buildings including the Super Valu which used to be in Downtown Penticton.

There are 3 cabins on the property which were constructed in 2014 to be places of relaxation and nature viewing. They were also constructed as an alternative to tents for friends who were visiting. They were built legally, pursuant to an exemption for buildings 10 square meters or less. After construction we became aware of Airbnb and began to rent them for overnight stays for guests who wanted to come and share our home.

Guests are able to stay in our home, use the bathroom and cooking facilities in the house but they sleep outside, in nature, in these very small buildings that are 10sqm or less. We provide an unplugged experience as there is no electricity, no plumbing and no internet in the cabins. We do supply fire extinguishers and battery powered smoke detectors for safety. It has been an interesting experiment

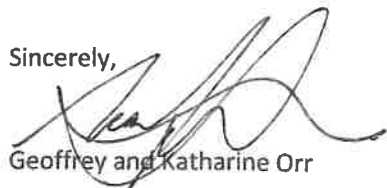
and our guests love it. We have operated for three years with no complaints whatsoever and we would like to continue to share our home in this way. It has been our finding that our guests are respectful, pleasant and quiet.

Other factors that support this use are submitted as follows:

1. The property is served by a new well that produces 5 gpm and also uses a 600 gallon cistern
2. The existing septic system was sized to accommodate these bedrooms outside of the home. It is sized for a 4 Bedroom 4000SF home as is evidenced by the Record of Sewerage and completion report attached. There is one bedroom in the main dwelling which is approximately 2400 SF.
3. The cabins are a long distance to neighboring homes. The nearest house is being 150m away. Letters of approval from neighbors are attached.
4. A parking stall is provided for each sleeping unit in front of the primary dwelling unit
5. A health and safety inspection will be requested upon review of this application
6. An architectural report accompanies this application and an Engineering report will follow.

This b and b has an operating history of three years and has been well attended by visitors to Penticton. Neighbor and guest reviews are attached and they demonstrate a well managed and respectful operation that is supported by the local community.

Sincerely,



Geoffrey and Katharine Orr

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