



TEMPORARY USE PERMIT

FILE NO.: E2022.014-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' and 'C' and described below:

Legal Description: Lot B, Plan KAP42326, District Lot 206, SDYD

Civic Address: 2152 Naramata Road

Parcel Identifier (PID): 015-389-545 Folio: E-02048.110

TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a "tourist accommodation" use as defined in the Okanagan Valley Zoning Bylaw No. 2800, 2022, being the use of a dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The “tourist accommodation” use of the land is subject to the following conditions:
- a) the use shall occur only between January 1st and DEcember 31st;
 - b) the following information must be posted within the dwelling unit while the 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 four (4);
 - d) the number of paying guests that may be accommodated at any time shall not exceed eight (8);
 - e) a minimum of four (4) 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 tourist accommodation 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 December 31, 2023.

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

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

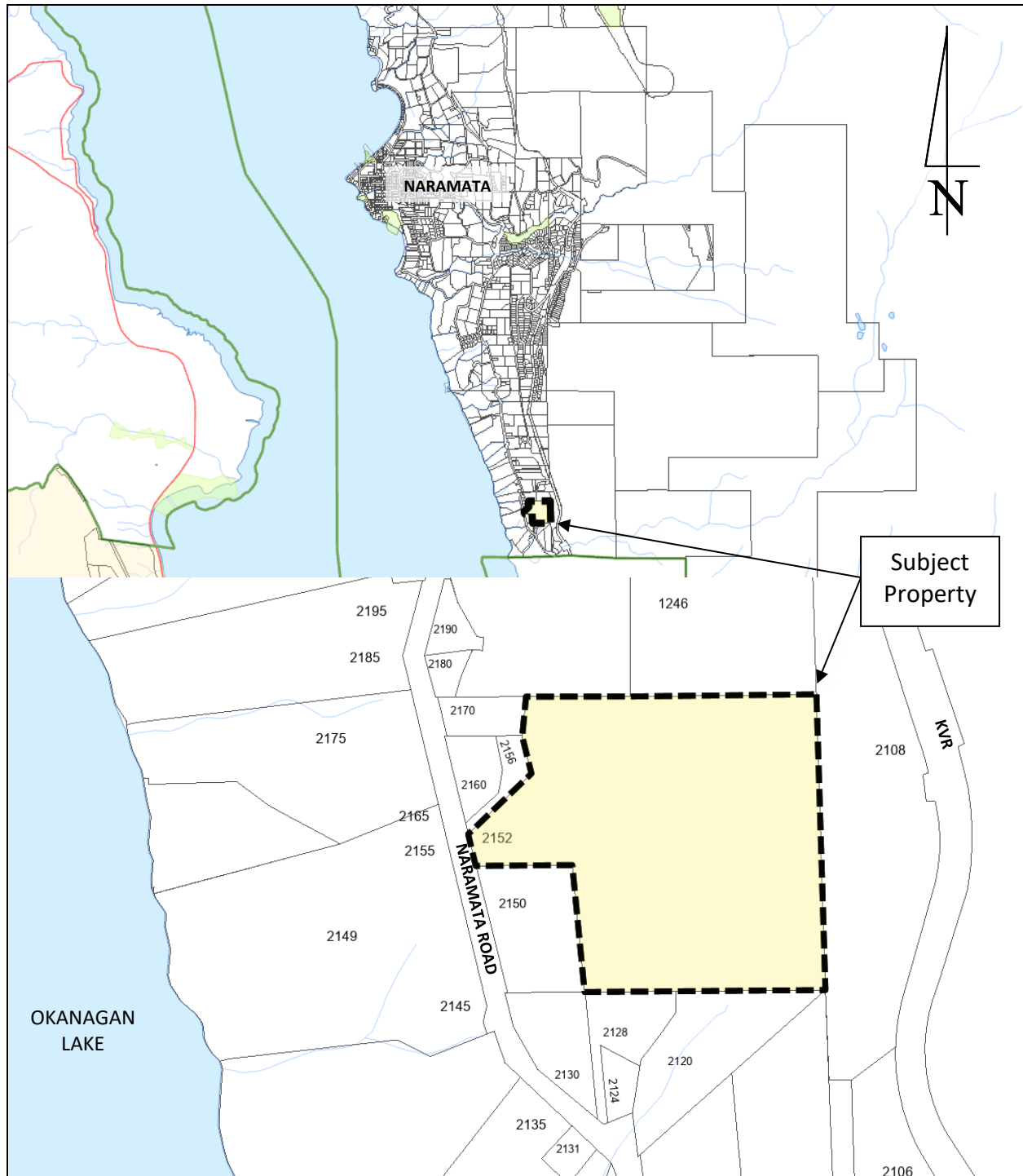
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



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Schedule 'A'



Regional District of Okanagan-Similkameen

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

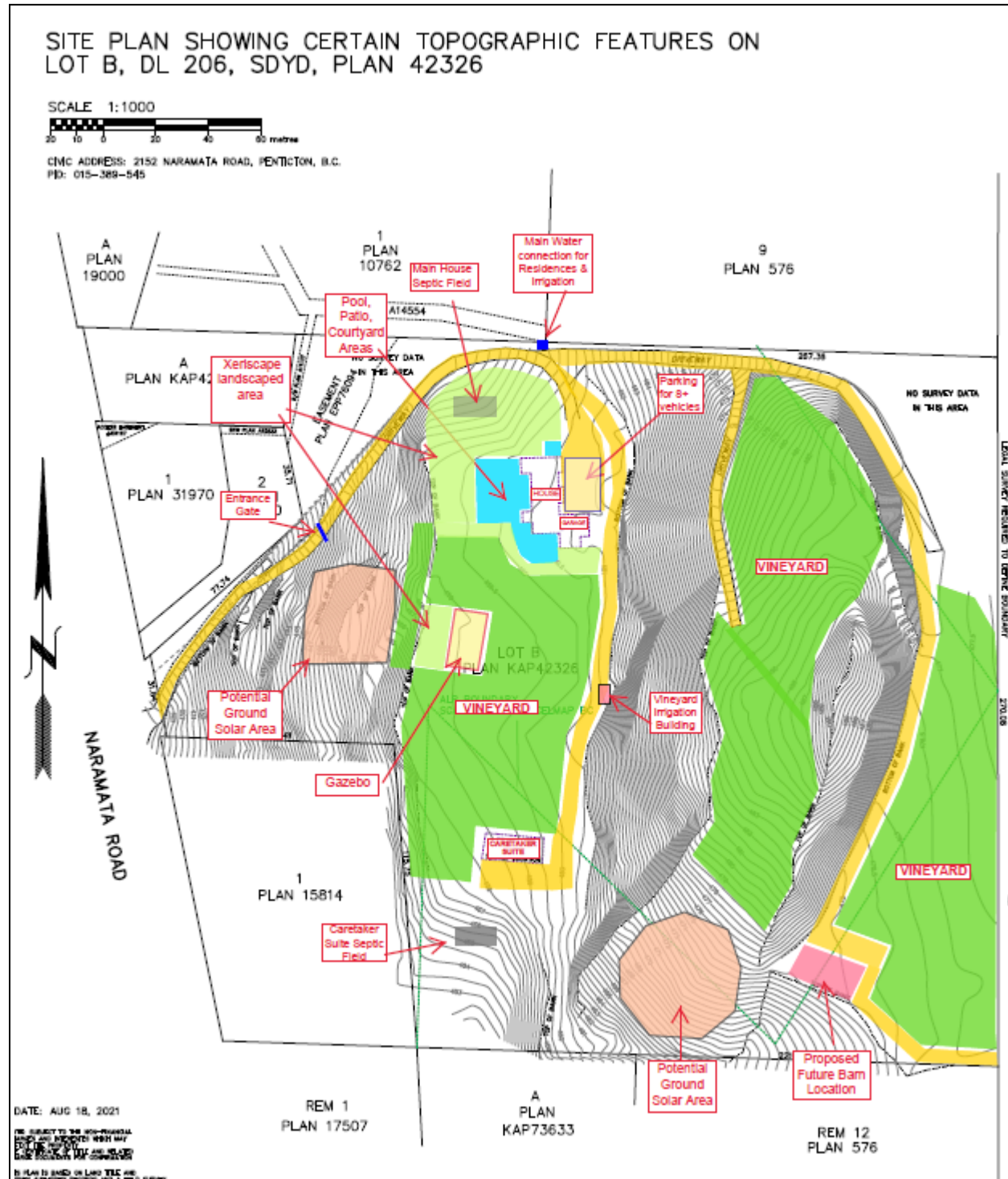
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Schedule 'B'



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Architectural floor plan of a residential building, likely a townhome or small apartment complex. The plan shows multiple units with various rooms and common areas.

Units and Rooms:

- Unit 1 (Top Left):** Includes a 2-car garage, gym (12'6" x 25'4"), living space, dining, kitchen, and bedrooms.
- Unit 2 (Top Right):** Includes a master bedroom, living space, dining, kitchen, and bedrooms.
- Unit 3 (Bottom Left):** Includes a 2-car garage, living space, dining, kitchen, and bedrooms.
- Unit 4 (Bottom Right):** Includes a master bedroom, living space, dining, kitchen, and bedrooms.

Common Areas:

- Courtyard:** Located between the units.
- Stairs:** Multiple stairwells for vertical circulation.
- Storage:** Various storage areas, including a bike room and storage units.

Notes and Annotations:

- STARTS, RAMPS, HANDRAILS:** See details in Section B-B.
- AIR DUCT SYSTEMS:** See details in Section C-C.
- Separation Between Building and Storage Garage:** See details in Section D-D.
- Handwritten notes:** "TR 22/10" is stamped in red ink.

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