

# TUP APPLICATION – SUPPLEMENTARY SHEET

3285 LYONS ROAD, NARAMATA, B.C.

(NICHOLAS & CHRISTINE BEVAN – OWNERS)

## Current Use:

The property is enjoyed by us, the Owners, as a residential property with a small vineyard and storage/tool shed at the lower section of the garden. Our neighbors are well spaced from us and are aware of the intent to apply for a TUP for short-term rental of our basement suite. This has been discussed with them for a few years now.

This property is our main/permanent residence, and we would be onsite 24/7 during the rental period.

We have a small **647 sq ft** (Approx. 60M2) **2 bedroom basement suite** in/below the main property that was renovated for short-term rental use in 2020 under **Building Permit# 21332. Occupancy was approved in September 2020.**

The COVID pandemic pushed back our plans to rent out the lower basement suite for a few years AND then, the recent changes to the short-term rental rules & regulations delayed our plans further.

We are applying now for the Temporary Use Permit (TUP) for the 2025 spring/summer/fall season (May 1st thru October 31<sup>st</sup>, 2025) to rent out the basement suite using AirBnB, VRBO or, by our own advertisements online or for friends/acquaintances etc... **Maximum occupancy will be 2 persons per bedroom (4 people).**

The property renovation in 2019/2020 also installed a new type 2 Septic system (Installer was ROWP certified# OW0789, Mr John Smeltzer – AGI-Pacific) with a capacity for 6 bedrooms that include those of the main house and the two in the basement suite, so the septic is rated for the use/capacity for 6 bedrooms, showers, toilets & laundry facilities.

## **Retaining Wall and Basement Patio Renovation 2022:**

Later in 2022, under **Building Permit #22933**, a new interlocking block retaining wall, safety railings and patio area was constructed which provided approximately 1000 sq ft of usable space outside the basement suite. See attached plan drawings. This area would be used by those using the basement suite accommodation.

## Time Period of TUP:

We intend to try short term rental for the basement suite this year, 2025, and if things go well, we would like apply for a 3 year renewal TUP for the 2026, 2027, 2028 season.

Later, if things go very well, we would like to apply for a Rezoning Application for the Property to allow Designated short term rental **year round** – Many visitors/tourists & friends come to the Okanagan year round, so having the ability to also rent out the basement year round would provide needed accommodation for those seeking to enjoy the Okanagan, not just for the warm Spring & Summer, but in those cooler off-season months.

**We are hoping to discuss this with RDOS Planning/Development to ascertain if the Rezoning would likely be acceptable, before we proceed with the outlay of \$2,500 for the rezoning application.**

We have plenty of adequate parking for the expected guests/clients local to the basement suite, as well as other areas at the top of the property.

Our local neighbours are acceptable to our TUP for short term rental as this has been discussed with them many times recently and when we renovated the basement suite, installed a new septic system and constructed the retaining wall and patio area in 2022.