

January 5, 2023

TO: Regional District of Okanagan-Similkameen
Planning Department
101 Martin Street, Penticton, BC V2A 5J9

Re: Supporting Rationale for Vacation Rental - Temporary Use Permit Application

Dear Sir or Madam:

Please consider this letter as supporting rationale for our application for a Vacation Rental Temporary Use Permit.

We recently completed the construction of our house at 10230 81st Street in Osoyoos (October 2022). The house is located a few feet away from Osoyoos lake with public access to the lake. The house is designed with 2 structures: a west and lake facing structure comprised of 2 bedrooms and 2 bathrooms and a north facing structure facing the vineyards with one bedroom and one bathroom. Both structures are part of the same house, share a wall and are connected by a door. The north facing structure has a private entrance.

The purpose of the north facing suite ("the secondary suite") is twofold:

1. To provide a comfortable and private place for family and friends staying with us. We have relatives living in other countries who are planning to come and visit us for extended periods of time.
2. To be rented out when not occupied by friends and family so that we can generate some revenue to help with mortgage payments and the rising cost of living.

Because we knew we would like the option to rent out the secondary suite when not occupied we designed the house in accordance with RDOS by-laws. The secondary suite is attached to the house and shares a double fire wall with a fire door. The suite has independent control of its heating, lighting and electrical panel. It also has a full kitchen and washer and dryer, as well as its own parking space. Both our designer and builder were in constant communication with the RDOS planning department to ensure that the construction was compliant with RDOS by-laws and policies.

We plan to rent out the secondary suite from May 1st to October 31st when not occupied with a maximum occupancy of 2 or possibly 3 guests (i.e., a couple with a small child). Pets will not be permitted, and we will make it clear that smoking and partying are not allowed.

We have hired South Okanagan Property Management to manage the rental of the suite. South Okanagan Property Management is an experienced and reputable company that will ensure that rentals are done in accordance with RDOS policies.

We will have the following information posted in the suite:

- The location of property lines so that renters are clear about the property boundaries.
- A copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw.
- Measures to address water conservation.

- Instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire.
- Instructions on the storage and management of garbage.

We trust that you will find our application complete and look forward to hearing back from you.

Kind regards,

Handwritten signature of Sophie Mas in black ink.Handwritten signature of Ron Segev in black ink.

Sophie Mas and Ron Segev
Property owners and TUP Applicants