

TEMPORARY USE PERMIT

FILE NO.: D2018.054-TUP

Owner:	South Skaha Housing Society PO Box 251- 5350 9 th Avenue Okanagan Falls, BC V0H 1R0	Agent:	Graeme Lindsay Greyback Construction 402 Warren Ave East Penticton, BC V2A 3M2
--------	---	--------	---

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' and 'B' and described below:

Legal Description: Lot 1, District Lot 374, SDYD, Plan 12558

Civic Address/location: 5080 Ninth Avenue (Highway 97), Okanagan Falls

Parcel Identifier (PID): 009-483-365 Folio: D-00998.010

TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, on the land specified in Section 5, the following temporary use is permitted:
 - a) "multi-dwelling units" on the first floor of a building not containing commercial use.

CONDITIONS OF TEMPORARY USE

- 7. The use of the land for “multi-dwelling units” is subject to the following terms and conditions:
 - (a) That the development of the multi-dwelling units be in accordance with the plans dated March 22, 2018, prepared by HDR, CEI Architecture, attached as Schdule ‘B’; and,
 - (b) That the proposed landscaping is conducted in accordance with the landscaping plan dated March 22, 2018 and letter of landscaping costs, dated March 20, 2018, prepared by Bench Site Design, attached as Schedule ‘C’.

COVENANT REQUIREMENTS

- 8. Not applicable.

SECURITY REQUIREMENTS

- 9. As a condition of the issuance of this Permit, and pursuant to Section 502 of the Local Government Act, the Regional Board is holding a security set in the form of cash or an “Irrevocable Letter of Credit” in the amount of \$71,327.00

This security represents 115% of the estimated value of the landscaping, as determined by the Owner and is to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Owner and be paid to the Owner if the security is returned.

The conditions for returning the security shall be as follows:

100% of the security will be returned after one year and compliance has been met to the satisfaction of the Regional District.

Where the Owner fails to comply with all of the conditions and undertakings specified in this Permit, the Regional District may enter on the land and carry out the demolition, removal or restoration at the expense of the Owner, and may apply the security in payment of the cost of the works, with the excess to be returned to the Owner.

EXPIRY OF PERMIT

- 10. This Permit shall expire on ____ day of, ___ 2018.

Authorising resolution passed by Regional Board on ____ day of _____, 2018.

B. Newell, Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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

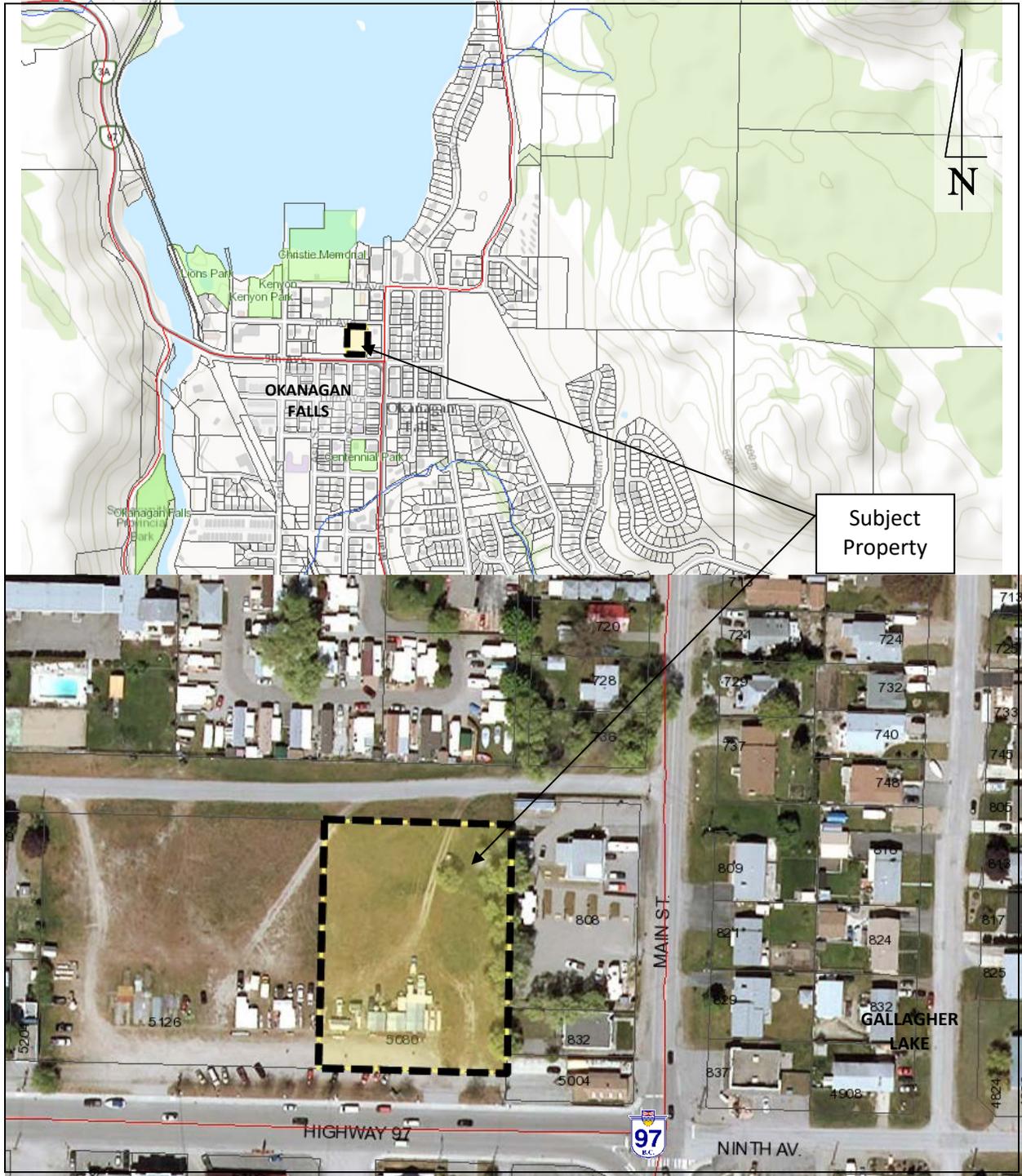
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. D2018.054-TUP

Schedule 'A'



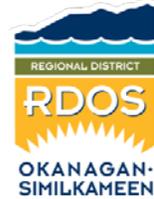
Temporary Use Permit No. D2018.054-TUP

Page 4 of 6

Regional District of Okanagan-Similkameen

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

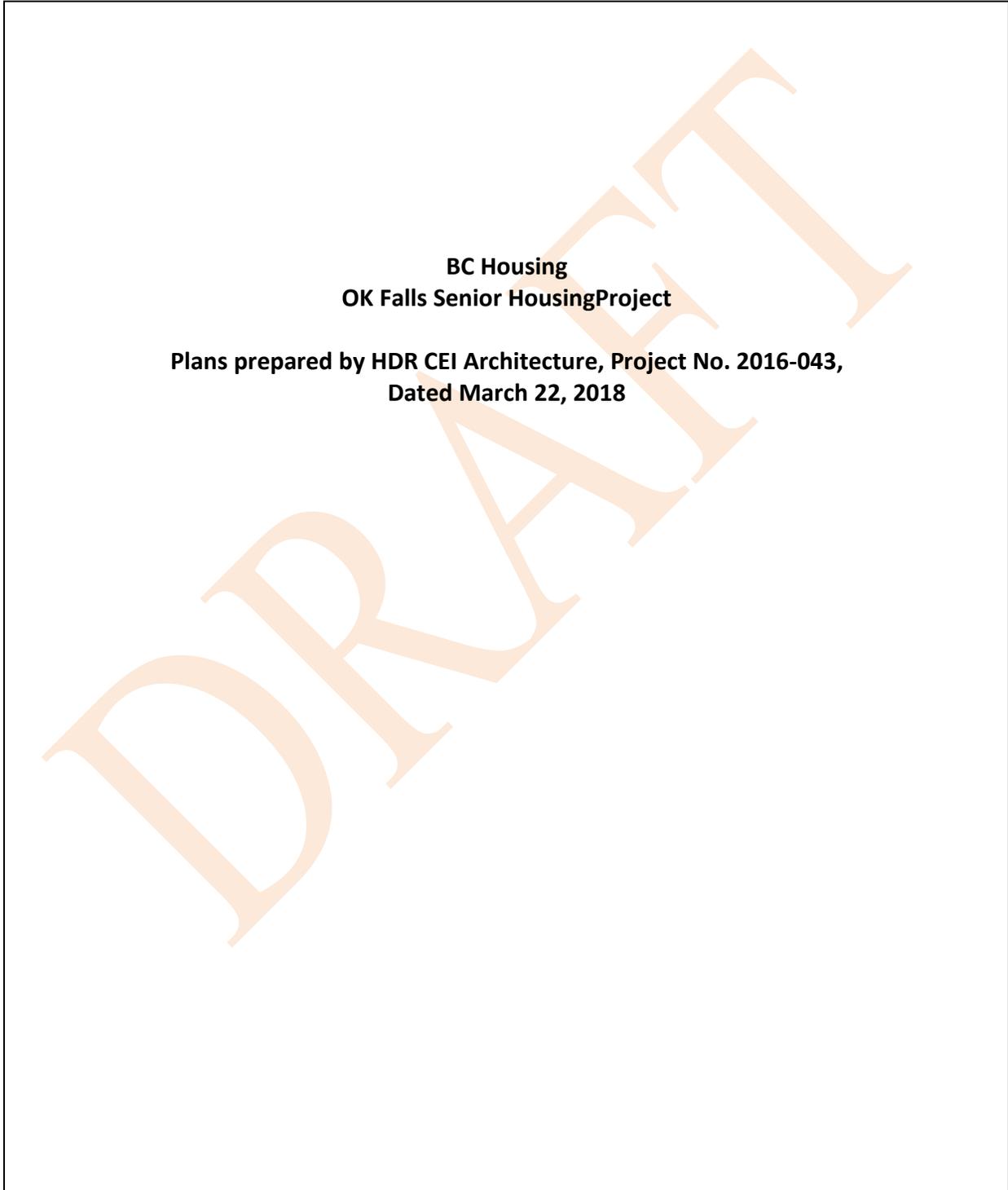
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. D2018.054-TUP

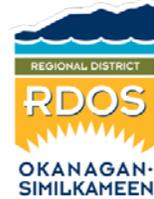
Schedule 'B'



Regional District of Okanagan-Similkameen

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

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



Temporary Use Permit

File No. D2018.054-TUP

Schedule 'C'

**OK Falls Seniors' Housing
Okanagan Falls, BC**

**Landscaping Concept, prepared by Bench Site Design,
dated March 22, 2018
and**

Letter of Landscaping Costs, dated March 20, 2018

DRAFT