



TEMPORARY USE PERMIT

FILE NO.: E2021.008-TUP

Owner:

Agent:

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', 'C', 'D', and 'E', and described below:

Legal Description: Lot 1, Plan KAP14888, District Lot 206, SDYD

Civic Address: 2205 Naramata Road, Naramata

Parcel Identifier (PID): 008-920-311 Folio: E-02065.000

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 "vacation rental" use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
- a) the vacation rental use shall occur only between May 1st and October 31st;
 - b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition 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 vacation rental 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.
 - h) vacation rental operation must follow the Ministry of Health's COVID-19 Guidance for the Hotel Sector during the Provincial State of Emergency, including environmental cleaning, staff health and communication, and any subsequent provincial health orders for hotel operators.
 - i) information shall be posted within the dwelling unit during the Provincial State of Emergency for COVID-19 following Provincial recommended communication, signage and posters for the Hotel Sector on the following topics:
 - i) Symptoms of COVID-19
 - ii) B.C.'s COVID-19 Self-Assessment Tool

- iii) Handwashing
- iv) Respiratory/cough etiquette
- v) Self-isolation and self-monitoring
- j) a sign must be posted on the front entrance telling staff not to enter the premises if they are feeling ill.
- k) all guests must follow Provincial guidelines during the Provincial State of Emergency for COVID-19, including avoiding non-essential travel as a measure to protect vulnerable people in communities from COVID-19.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on December 31, 2022.

Authorising resolution passed by Regional Board on ____ day of _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

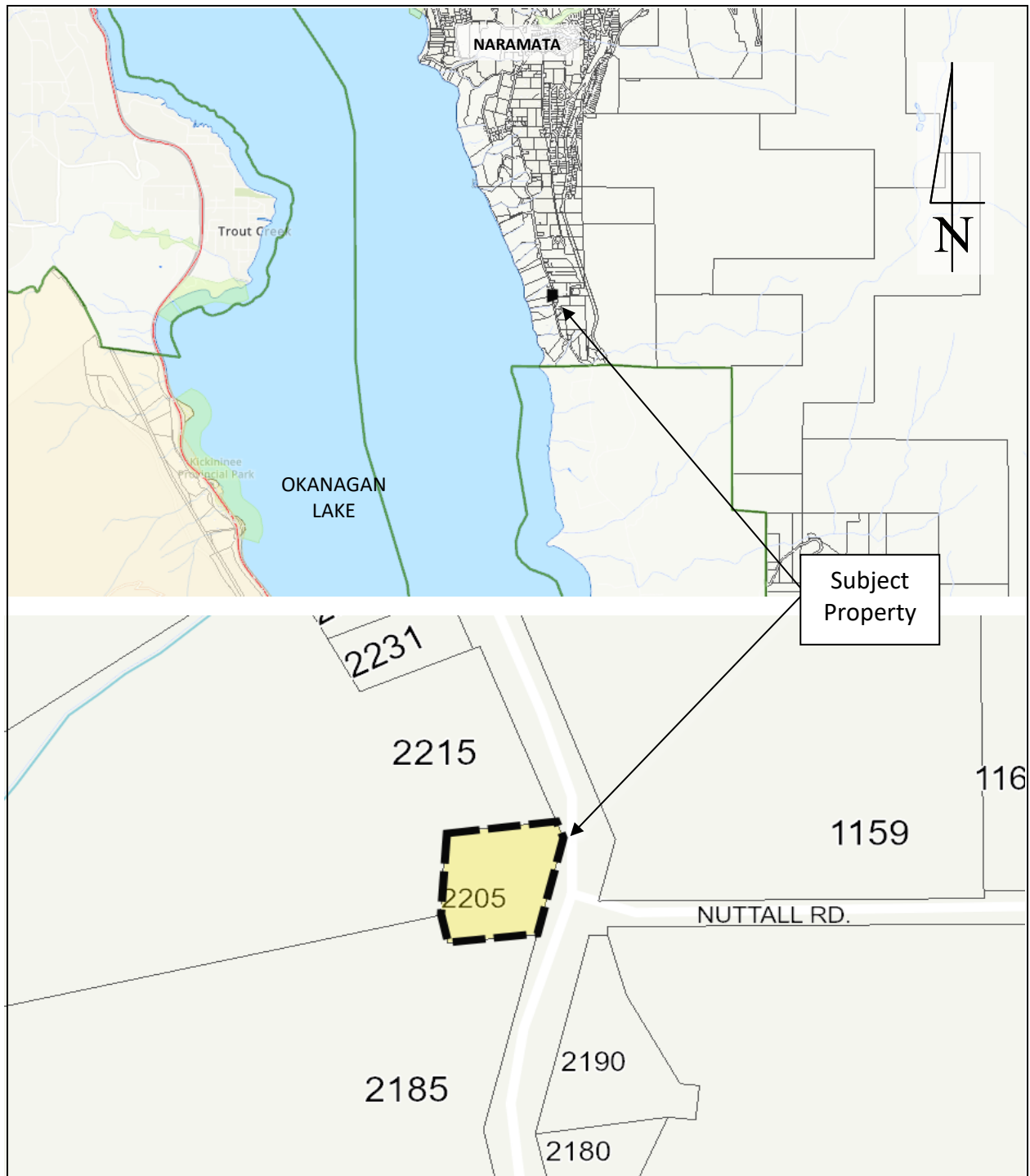
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.008-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

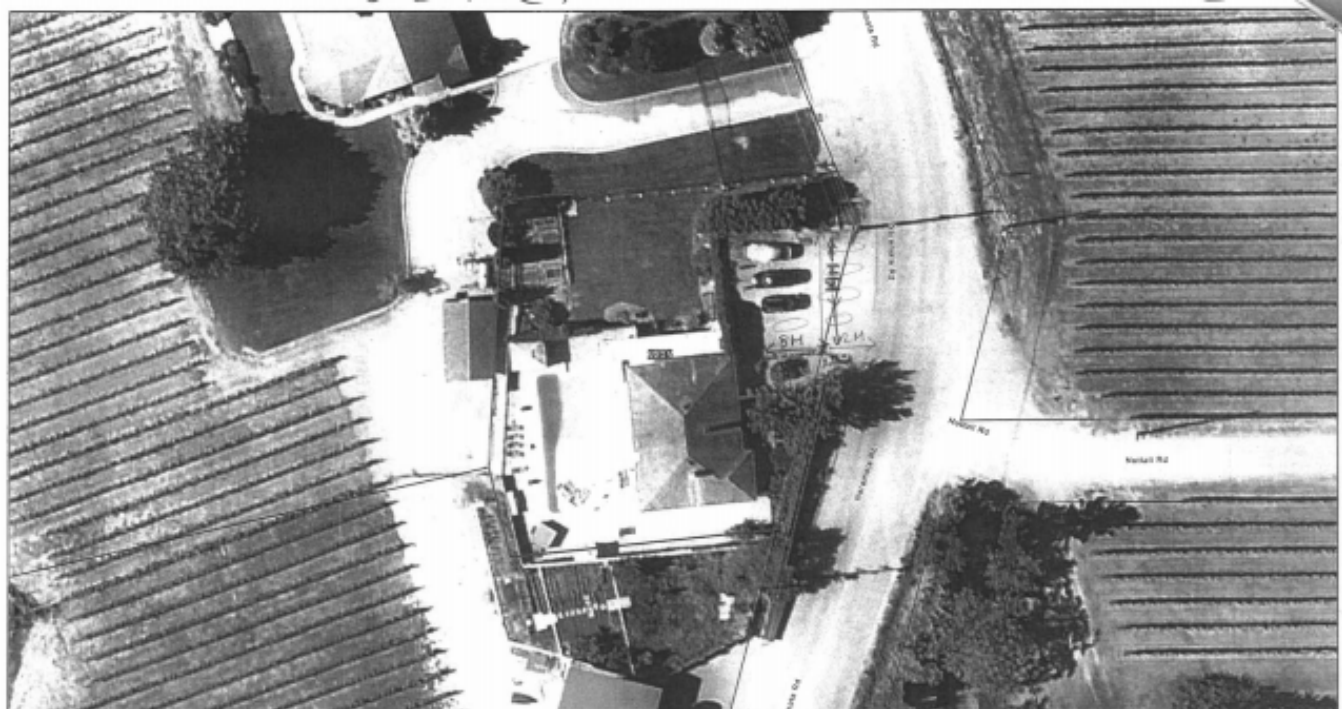
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. E2021.006-TUP

Schedule 'B'



12/29/2020, 1:37:13 PM

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

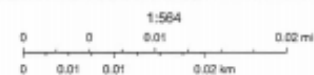
High Resolution 30cm Imagery

Citations

15cm Resolution Metadata

☐ Electoral and Municipal Boundaries

☐ Cadastral



East Community Maps Contributors, East, HERE, Garmin, INCREMENT P, METNUSA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, RD Okanagan-Similkameen, GeoEye, Maxar

* 4 cars can park sufficiently in parking lot on property
* 8 vehicles can park in lot, 4 in a row + 4 tandem behind.
* 4 Bedrooms
* 2205 Naramata Rd formerly successful B+B and vacation home.

Temporary Use Permit No. E2021.006-TUP

Page 5 of 8

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

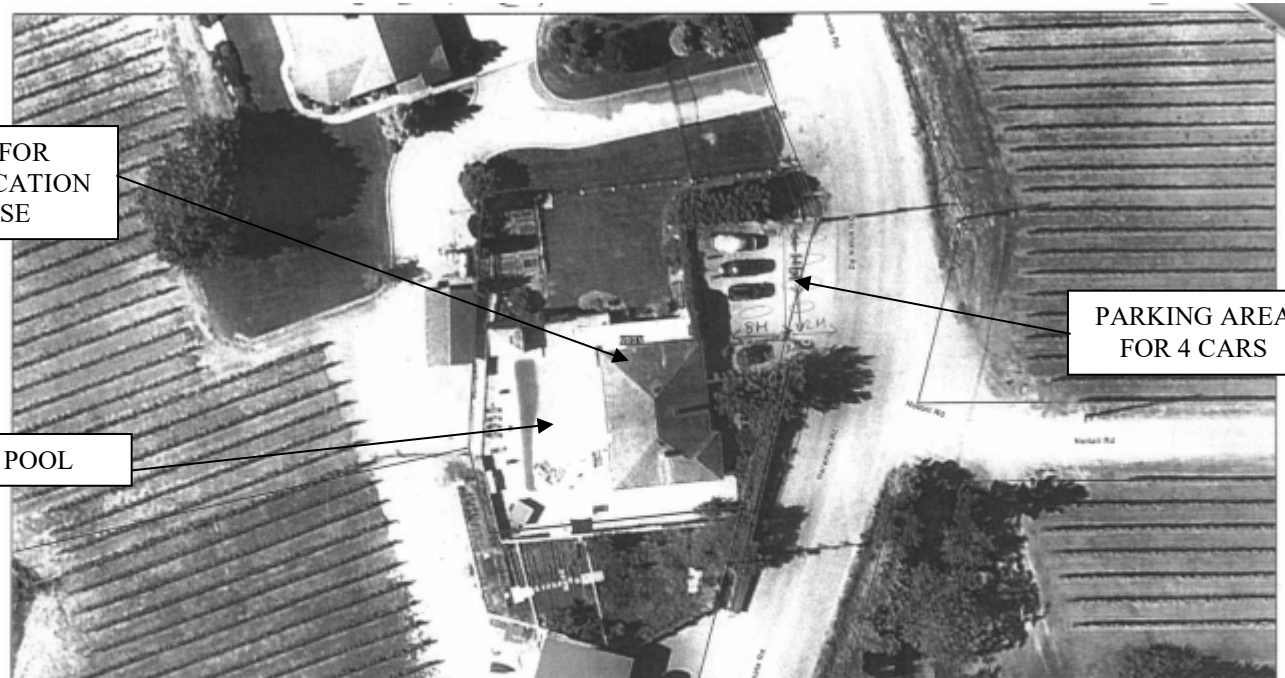


File No. E2021.006-TUP

DWELLING FOR
PROPOSED VACATION
RENTAL USE

PARKING AREA
FOR 4 CARS

SWIMMING POOL



The overall week coefficient

High Resolution 60cm Imagery

15cm Resolution Metadata

* 4 cars can park sufficiently in parking lot on property
* 8 vehicles can park in lot, 4 in a row + 4 tandem behind.
* 4 Bedrooms
* US Census Bureau, USDA, NRCAN, Stats Canada, RD Chaguan, Srinikomen, Gordon, Mauer
Regional District of Okanagan-Similkameen
East Community Maps Contributors, East, HERE, Garmin, INCREMENT P, METNAGA, USGS, EPA, US Census Bureau,
USDA, NRCAN, Stats Canada, RD Chaguan, Srinikomen, Mauer
* 2205 Naramata Rd formerly successful B+B Band vacation home.

Regional District of Okanagan-Similkameen

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

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



Temporary Use Permit

File No. E2021.006-TUP

Schedule 'D'



Temporary Use Permit No. E2021.006-TUP

Page 7 of 8

Regional District of Okanagan-Similkameen

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

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



Temporary Use Permit

File No. E2021.006-TUP

Schedule 'E'

