



# TEMPORARY USE PERMIT

FILE NO.: E2025.003-TUP

Owner:

Agent: NA

## 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 'C' described below:

Legal Description: Lot 28, Plan EPP88322, District Lot 207, SDYD

Civic Address: 2505 Kettle Ridge Way, Naramata

Parcel Identifier (PID): 031-245-684 Folio: E-02025.370

## TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "E" Official Community Plan Bylaw No. 3010, 2023, the land specified in Section 5 may be used for a vacation rental.  
"vacation rental" use as defined in the Okanagan Valley Zoning Bylaw, being the use of a residential 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 vacation rental use of the land is subject to the following conditions:
  - a) the vacation rental use shall occur only between May 1<sup>st</sup> and October 31<sup>st</sup>;
  - 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 one (1);
  - d) the number of paying guests that may be accommodated at any time shall not exceed two (2);
  - e) a minimum of one (1) 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.

## COVENANT REQUIREMENTS

8. Not applicable.

## SECURITY REQUIREMENTS

9. Not applicable.

**EXPIRY OF PERMIT**

10. This Permit shall expire on December 31, 2025.

Authorising resolution passed by the Regional Board on \_\_\_\_\_, 2025.

\_\_\_\_\_  
J. Zaffino, Chief Administrative Officer

\_\_\_\_\_  
Date

DRAFT

# Regional District of Okanagan-Similkameen

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

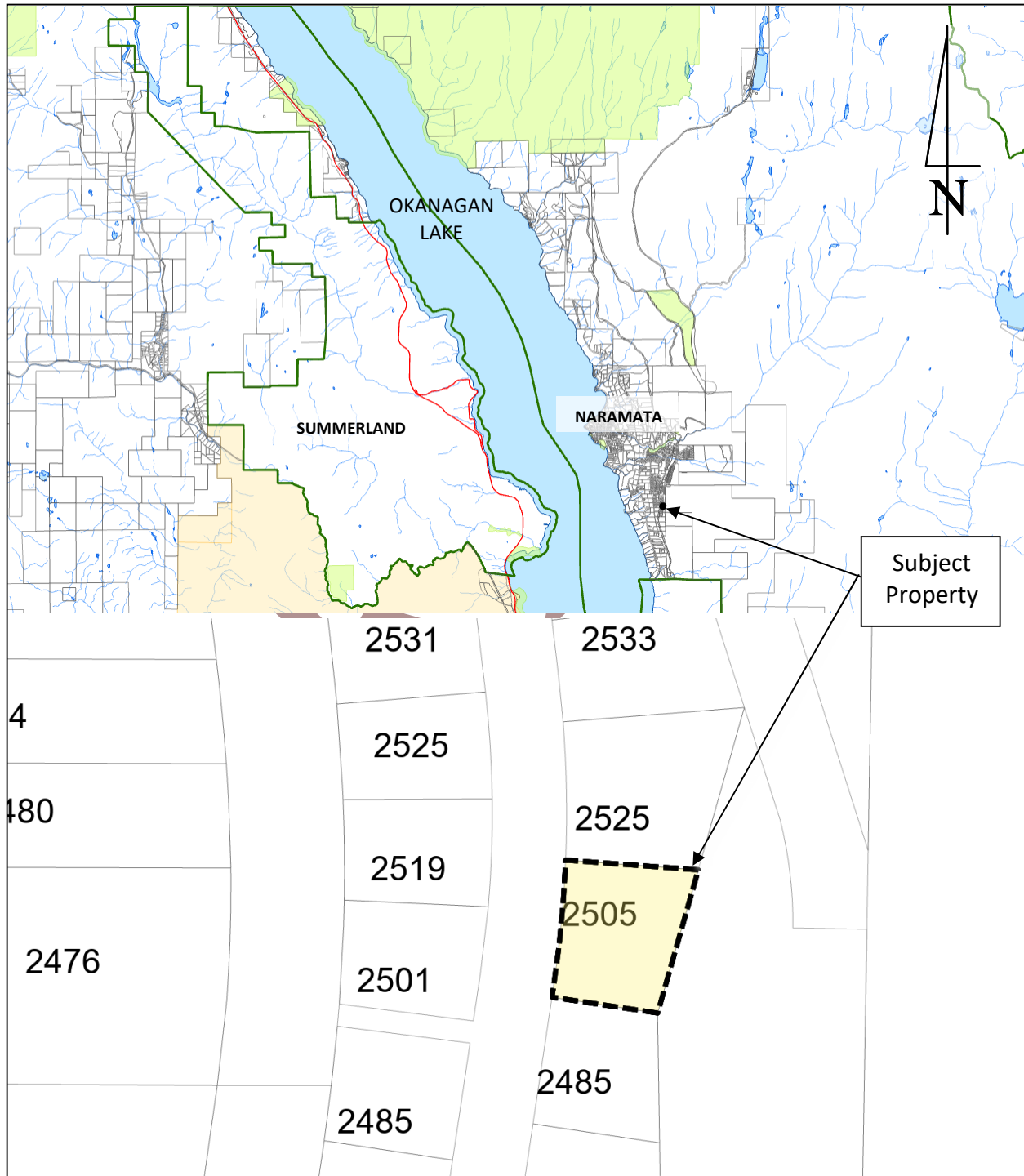
Telephone: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Temporary Use Permit

File No. E2025.003-TUP

Schedule 'A'



# Regional District of Okanagan-Similkameen

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

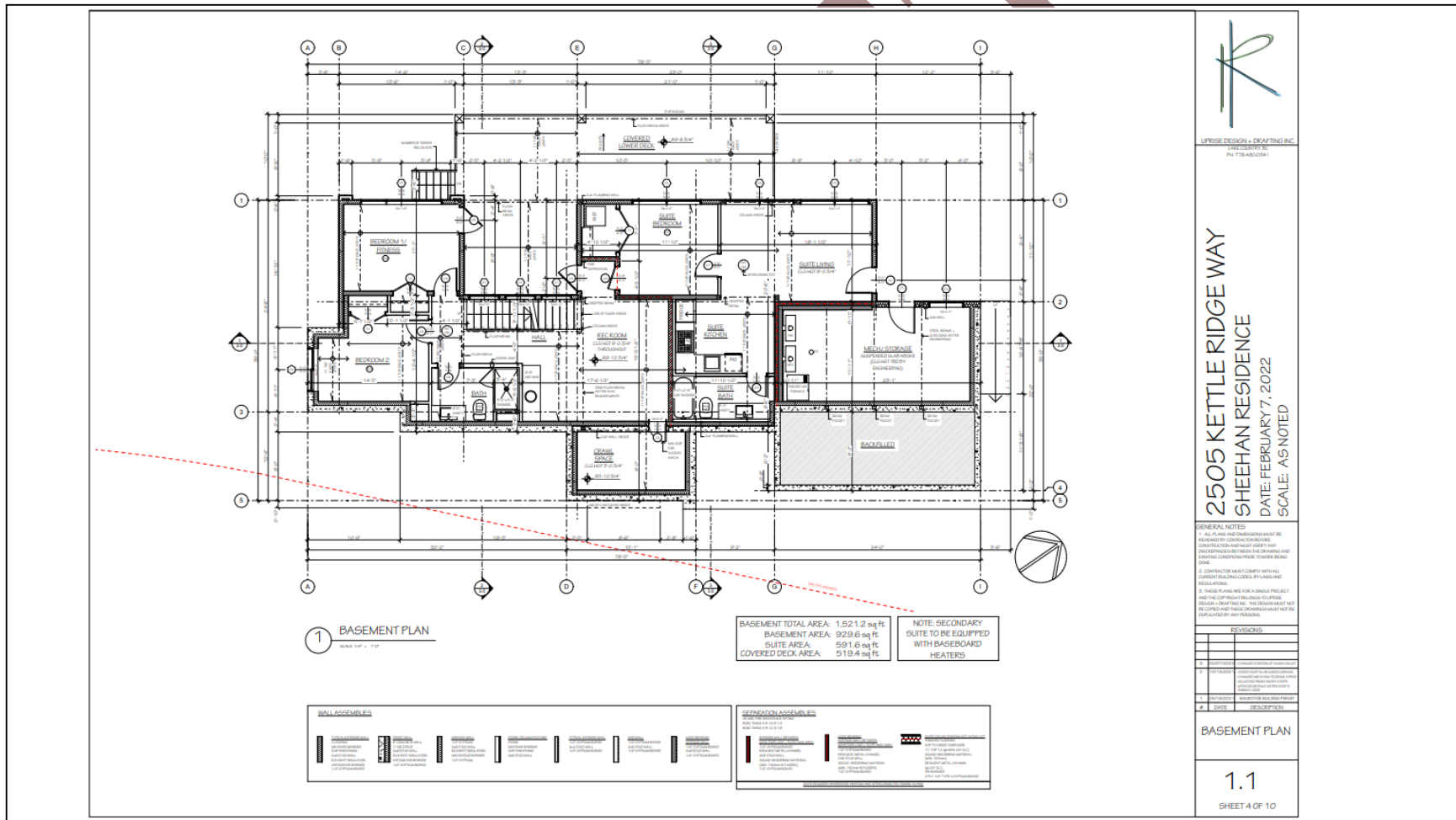
Telephone: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Temporary Use Permit

File No. E2025.003-TUP

## Schedule 'B'



# Regional District of Okanagan-Similkameen

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

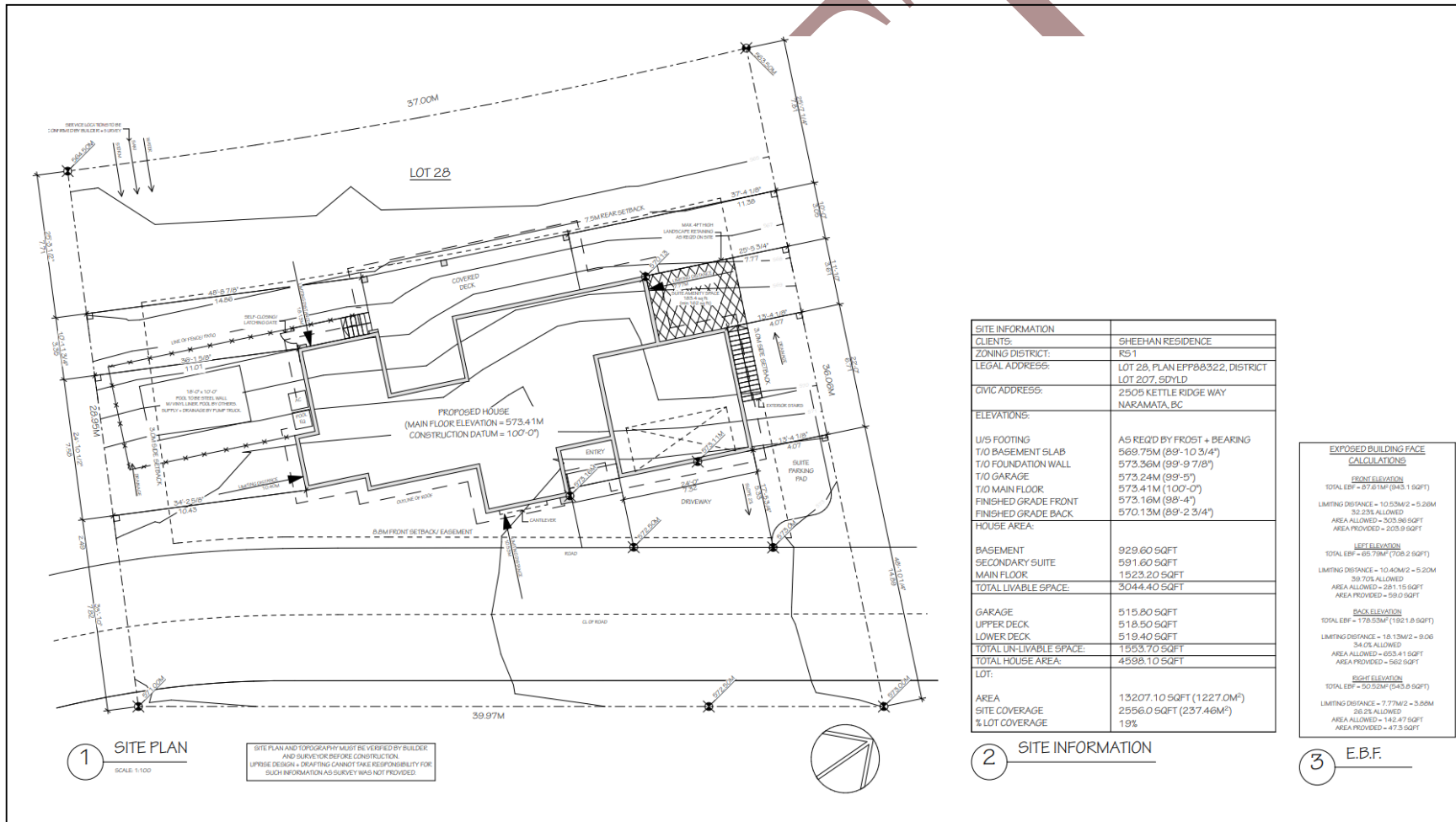
Telephone: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Temporary Use Permit

File No. E2025.003-TUP

Schedule 'C'



<b>SITE INFORMATION</b>	
CLIENTS:	SHEEHAN RESIDENCE
ZONING DISTRICT:	RS 1
LEGAL ADDRESS:	LOT 28, PLAN EPPB0322, DISTRICT LOT 207, SOYLD
CIVIC ADDRESS:	2505 KETTLE RIDGE WAY NARAMATA, BC
<b>ELEVATIONS:</b>	
U/S FOOTING	AS REQD BY FROST + BEARING
T/O BASEMENT SLAB	569.75M (89'-10 3/4")
T/O FOUNDATION WALL	573.26M (89'-9 7/8")
T/O GARAGE	573.24M (89'-5")
T/O MAIN FLOOR	573.41M (100'-0")
FINISHED GRADE FRONT	573.16M (89'-4")
FINISHED GRADE BACK	570.13M (89'-2 3/4")
<b>HOUSE AREA:</b>	
BASEMENT	929.60 SQFT
SECONDARY SUITE	59.160 SQFT
MAIN FLOOR:	1523.20 SQFT
<b>TOTAL LIVABLE SPACE:</b>	<b>3044.40 SQFT</b>
<b>GARAGE</b>	
UPPER DECK	515.80 SQFT
LOWER DECK	518.50 SQFT
519.40 SQFT	
<b>TOTAL UN-LIVABLE SPACE:</b>	<b>1553.70 SQFT</b>
<b>TOTAL HOUSE AREA:</b>	<b>4598.10 SQFT</b>
<b>LOT:</b>	
AREA	13207.10 SQFT (1227.0M <sup>2</sup> )
SITE COVERAGE	2556.0 SQFT (237.46M <sup>2</sup> )
% LOT COVERAGE	19%

<b>EXPOSED BUILDING FACE CALCULATIONS</b>	
<b>FRONT ELEVATION</b>	
TOTAL EBF = 87.61M (287.7 60FT)	
LIMITING DISTANCE = 10.53M (34.5 112FT)	
32.23% ALLOWED	
AREA ALLOWED = 303.96 SQFT	
AREA PROVIDED = 203.9 SQFT	
<b>LEFT ELEVATION</b>	
TOTAL EBF = 65.79M (215.8 707FT)	
LIMITING DISTANCE = 10.40M (34.1 112FT)	
39.70% ALLOWED	
AREA ALLOWED = 281.15 SQFT	
AREA PROVIDED = 59.0 SQFT	
<b>BACK ELEVATION</b>	
TOTAL EBF = 178.53M (585.8 1922.8 60FT)	
LIMITING DISTANCE = 18.13M (59.5 194FT)	
34.0% ALLOWED	
AREA ALLOWED = 663.41 SQFT	
AREA PROVIDED = 562 SQFT	
<b>RIGHT ELEVATION</b>	
TOTAL EBF = 50.52M (165.7 543.8 60FT)	
LIMITING DISTANCE = 7.77M (25.5 83.8 60FT)	
30.2% ALLOWED	
AREA ALLOWED = 142.47 SQFT	
AREA PROVIDED = 47.3 SQFT	

**2 SITE INFORMATION**

**3 E.B.F.**

Temporary Use Permit No. E2025.003-TUP

DRAFT VERSION – 2025-03-03

Page 6 of 6