

The Look Out wedding venue

We are a LGBTQ friendly venue (common question asked, they have been refused at several venues)

AS the owner and host I will be present at all weddings to insure no problems occurs, noise levels are adhered to. As a retired Fire Chief , firefighter and Emt-A I am capable of handling any emergency.

We will operate seasonally ,May 1 till October 31 (most brides want mid June till middle of August) They are coming in from all over, Ontario,Albert, Bc-Vancouver,some requests from Seattle)

Capacity 130 guests.

Staff we need two helpers to set up tent , tables, chairs.

We carry a 2,000,000.00 liability insurance and require wedding couple to have their own insurance .

We are an outdoor venue only. (Our home is not designed for commercial loads)we provide a 52 x26 tent 1356square feet to provide shelter over tables and keep guests outside. Also covers dance floor. Preventing light pollution, and contain noise . There is a 24x 24 gazebo for the outdoor as well for the bar area.

We provide fridge,bbq,Grill,boiler, pizza oven, and fridge to prepare food outside.(we do not handle food, they can bring in their own catering.(we are not a commercial kitchen)

Parking - plenty of parking space to accommodate guests that no parking on street will occur. We have used shuttle services and have a small shuttle van to prevent impaired driving, and limit traffic.

We have three change rooms available for the bride and groom.

We provide two bathrooms, one off the deck and one port-a-poty

Music is turned down at 11 pm

All guest must leave by 1 pm (No room rental)

One designated smoking area on the side of house, on paving stone drive. Garden hose right beside. Also garden hose by BBQ, and grills.

We encourage hiring our local wedding planner, local catering, hotels, use of local restaurants. wineries profit, tourism benefits, the town of Osoyoos will benefit 50,000 plus per wedding.

We Ten In.a year could generate 500,000.00 in tourism for our local economy in area A. As well show our support of the LGBTQ citizens of our country who are being discriminated against.

9.0 COMMERCIAL

9.1 Background

Commercial development in the Plan area is currently limited to existing highway commercial sites along Highway 97 and Highway 3, and adjacent to Osoyoos Lake. The Plan recognizes highway commercial and tourist commercial developments under the same Commercial land use designation. The Plan recognizes that large scale service and commercial development will be directed to existing settlement areas, such as the Town of Osoyoos, which are better able to function as service centers.

9.2 Objectives

- .1 To provide for small scale commercial activities servicing the needs of local residents and tourists, expanding services as future growth may dictate.
- .2 To minimize land use incompatibility and conflicts between commercial activities and surrounding land uses.
- .3 To ensure that all commercial development is in scale with and appropriate to the character of the rural community and its natural environment.
- .4 To support a strategy of directing commercial development to urban areas where services and amenities are more readily available.

9.3 Policies

The Regional Board:

- .1 Recognizes the maintenance and enhancement of existing commercial land uses, and supports new small scale commercial development so that a broader employment base may be achieved.
- .2 Supports redirecting existing commercial development at Osoyoos Lake to upland areas, and redeveloping to Low Density Residential with a strong component of redesign for protected areas adjacent to the lake.
- .3 Encourages future commercial development to locations away from Osoyoos Lake to reduce human impact on the lake, and in order to maintain and improve water quality and habitat.
- .4 Directs commercial development away from highways to protect the visual character of the rural area, and to achieve a proper distribution of traffic flow throughout the road network.
- .5 Will consider small scale commercial development proposals that reflect the needs of the local community and the anticipated demand from the traveling public, and will use the following criteria, in addition to the criteria for large scale service and

- b) location near or adjacent to parks and community facilities, and connected by pedestrian circulation to these amenities;
 - c) provides for development of new, or upgrading of existing, roads and community services;
 - d) provides for adequate off-street parking requirements, on-site landscaping and screening, and appropriate signage;
 - e) provides for collection and retention works for surface runoff, and collection and treatment works for domestic wastewater; and
 - f) provides for solid screening from adjacent land uses and designations, and to lessen visual impacts where development is proposed on hillsides or in critical views.
- .4 Supports minimization of intrusion of Medium Density Residential development where it adjoins farm land:
- a) buffering in accordance with the Agricultural Land Commission and other relevant Provincial agency regulations;
 - b) setting the ground floor of the multiple dwelling building back far enough from the agricultural use in order to minimize potential conflicts; and
 - c) designing the building to step back from the agricultural land as the building increases in height.
- .5 Encourages cluster housing development based on examination of the criteria set out under Section 4.0 (Growth Management).

8.6 Vacation Rental Policies^{xv}

- .1 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.
- .2 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit or rezoning. The Regional Board may use the following criteria to assess applications;
 - a) capability of accommodating on-site domestic water and sewage disposal;
 - b) mitigating measures such as screening and fencing;
 - c) provision of adequate off-street parking;
 - d) confirmation that the structure proposed for use as a vacation rental meets a minimum standard for health and safety; and
 - e) benefits that such accommodation may provide to the community.

^{xv} Amendment Bylaw No. 2595, 2013 – adopted March 20, 2014

3.0 BROAD GOALS

The Regional District Okanagan-Similkameen aims to achieve the goals set out for the Osoyoos rural area as a foundation for the objectives and policies of the Osoyoos Rural Official Community Plan.

3.1 Social

- .1 Maintain the rural character of the Plan area by ensuring that future development is compatible with community values expressed while developing this Plan. Community values to be preserved include but are not limited to: scenic vistas, green space, privacy, quality of life, low population density, dark skies and rural ambience.
- .2 Ensure growth is managed so that the quality of life and rural character are maintained.
- .3 Maintain access to and enjoyment of community parks and recreation areas with an emphasis on new development being required to provide green space, and connectivity to public areas.
- .4 Provide services in a manner that reflects the rural character of the community while addressing the needs of the community with respect to medical care and human health, water and air quality, safety, fire protection, governmental and non-governmental services.
- .5 Encourage the conservation of sites and structures with cultural heritage values.

3.2 Economic

- .1 Support and encourage agriculture in the community through preservation of the agricultural land base and restrictions on uses that are not compatible with agricultural activities.
- .2 Support development of all agricultural and agricultural-related business and activities that have an added tourism value.
- .3 Promote economic development that not only supports the unique character of the rural area but also adapts to business and personal needs of the community as demographics shift.
- .4 Encourage small-scale business of an appropriate scale to the rural character of the area, and encourage high density residential, large-scale commercial and heavy industrial to locate near services in urban areas.
- .5 Balance economic development with protection of environmental values.