



TEMPORARY USE PERMIT NO. 850-11

Registered Owner: Curtis Moore
Michelle De Agrela



1. This Temporary Use Permit is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:
Legal Description: Lot A, Section 14, Township 23, Range 2, West of the 6th Meridian, Kootenay District, Plan NEP20670
PID: 018-355-552
which property is more particularly shown on the map attached hereto as Schedule 'A'.
3. The owner of the subject property has applied for a Temporary Use Permit for a 5 bedroom Bed and Breakfast operation in the new proposed single family dwelling on the subject property. The bed and breakfast operation will be conducted in the single family dwelling at 3108 Airport Way, as shown on the site plan attached hereto as Schedule 'B'.
4. The use authorized by this Temporary Use Permit may be carried out only in accordance with the terms and conditions set out herein.
5. If the terms of this permit are not adhered to, this permit may be revoked prior to the expiry date of the permit.
6. In addition to Section 3.14 Bed and Breakfast regulations and the permitted uses in the RR2 Rural Residential 2 Zone in the Electoral Area 'B' Zoning Bylaw No. 851, the subject property may be used for a 5 bedroom, maximum 10 guest bed and breakfast operation subject to compliance with the following conditions:
 - a) Limited to the single family dwelling proposed to be constructed at 3108 Airport Way.
 - b) The owner is required to provide documentation that a sustainable source of drinking water is available to support the use intended, including but not limited to an analysis of the source to provide information regarding water quality, and confirmation of a system of treatment that will ensure the health of the owner and guests.
 - c) The owner is required to provide documentation from an Authorized Person, under the Sewerage System Regulation that the proposed development on the site is able to be serviced with an On-site Wastewater Disposal System.

- d) Documentation is provided illustrating that all construction proposed on the site complies with Obstacle Limitation Surfaces for safety requirements involving both the outer surface and the take-off/landing surface of the Revelstoke aerodrome.
 - e) Maximum number of guests is 10.
 - f) Quiet time is from 10 PM to 6 AM daily.
 - g) Bed and Breakfast signage shall be limited to one sign.
 - h) All parking must be accommodated on site; no parking shall occur on Airport Way.
 - i) The owner is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by the operation of the bed and breakfast.
7. This Temporary Use Permit is issued subject to the owner residing within the proposed single family dwelling. The owner has the responsibility of remedying non-compliance with the TUP conditions or any other issues at the property.
8. This Temporary Use Permit is not a Building Permit, nor shall it be construed as providing warranty or assurance that the property or any of the structures complies with the BC Building Code or any other applicable enactments.
9. Issuance of a Temporary Use Permit does not relieve the property owner of the responsibility to comply with applicable acts, regulations, or bylaws of the CSRD, or other agencies having jurisdiction under an enactment (e.g. Interior Health, Ministry of Transportation).
10. The owner acknowledges and agrees that the proposed Bed and Breakfast operation is within the outer surface and the take-off/landing surface of the Revelstoke Airport which is an active regional aerodrome and noise related to aircraft activities is a byproduct of the operation of the aerodrome. It is anticipated that air traffic activities at the Revelstoke Airport will continue to increase over time. The owner acknowledges and agrees that airport related activities may have an impact on the residential and business use of the property, and on the occupants and visitors of the Bed and Breakfast.
11. The owner hereby releases and will indemnify the Columbia Shuswap Regional District, the operator of the Revelstoke Airport, and their respective officials, officers, employees, agents, nominees and delegates from and against all loss, damage, costs, expenses, actions, suits, debts, accounts, claims and demands (including, without limitation business losses, costs of development, costs of noise mitigation, costs of insurances, legal costs, consultant cost, governmental orders and directives, claims resulting from property damage and claims resulting from personal injury or death) that may be suffered or incurred by the owner, or by any third parties as a result of, or related to, noise, vibration, light, odours or other disturbances associated with Airport operations.
12. The owner will be fully responsible for advising customers, employees, tenants, agents and occupants of the property and the proposed Bed and Breakfast of all disturbances associated with Airport operations, and for mitigating all impacts of the Airport operations on the property and its uses.

13. This permit, issued as per Section 493 of the Local Government Act, is valid for a 3 year period. This permit may be extended only for one additional period up to 3 years in duration, upon application and subsequent approval by the CSRD Board of Directors.

14. This permit is valid from _____, 2018, and shall expire on _____, 2021.

AUTHORIZED AND ISSUED BY the Columbia Shuswap Regional District Board on the ____ day of _____, 2018.

CORPORATE OFFICER

TUP850-11
Schedule 'B'

