

TEMPORARY USE PERMIT NO. 830-23

Registered Owner:



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 as Strata Lot 1, Section 27, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District Plan Strata Plan K 618 together with an interest in the common property in proportion to the unit entitlement shown on Form 1 (PID: 002- 777- 410), which property is more particularly shown on the Location Map attached hereto as Schedule A.
3. The owner has applied for a Temporary Use Permit for use of the existing single detached dwelling as a short-term rental (STR).
4. A STR is defined as the use of a dwelling unit for temporary accommodation on a commercial basis. Temporary means less than four (4) consecutive weeks.
5. The use authorized by this Temporary Use Permit may be carried out only in accordance with the terms and conditions set out herein.
6. If the terms of this permit are not adhered to, this permit may be revoked prior to the expiry date of the permit.
7. In addition to the permitted uses in the R1 - Rural Residential (1 ha) zone in the Scotch Creek/Lee Creek Zoning Bylaw No. 825, the single detached dwelling on the subject property may be used as a STR, subject to compliance with the following conditions:

- a) STR use is permitted between May 1 and September 31, annually;
 - b) STR use is limited to the single detached dwelling at 1-1038 Scotch Wharf Road, Scotch Creek;
 - c) Maximum number of guests is nine (9);
 - d) Maximum number of bedrooms used for guests is four (4);
 - e) Quiet time is from 10 PM to 7 AM daily;
 - f) STR signage shall be limited to one sign (maximum sign area 1 m² or 0.5 m² if two-sided);
 - g) All parking must be accommodated on site, no parking shall occur on Scotch Wharf Road or the strata road. A minimum of five (5) parking spaces must be provided for the STR;
 - h) The owner is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by operation of the STR;
 - i) The clear posting of the following information in the STR at a site accessible and visible to guests:
 - the owner or local contact person information, with availability or accessibility by phone 24 hours a day and 7 days a week;
 - clear noise rules and quiet times (10 PM - 7 AM Daily);
 - emergency call number: 9-1-1; and
 - safe storage and management of garbage;
 - j) The owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to drinking water supplied to occupants of the STR;
 - k) The owner/operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to sewage disposal for the dwelling unit used for the STR.
8. This Temporary Use Permit is subject to proof of adequate vacation rental and liability insurance, with a minimum of \$3 million in coverage, and registration of a covenant on title to the subject property pursuant to s. 219 of the Land Title Act releasing and indemnifying the CSRD for any damages arising from or relating to the issuance of the Temporary Use Permit. Proof of renewal of the vacation rental insurance is required on an annual basis, or if there is a change in the registered owners.
9. This Temporary Use Permit is also subject to the owner providing the CSRD with a local person's contact information on an annual basis, or if the local person and/or information changes. The local contact person has the responsibility of remedying non-compliance with the TUP conditions or any other issues at the STR property. The name and contact information of the local contact must be posted along with the STR TUP in a visible place within the STR and provided to owners and tenants of adjacent properties (confirmed annually with the CSRD by the owner/operator).

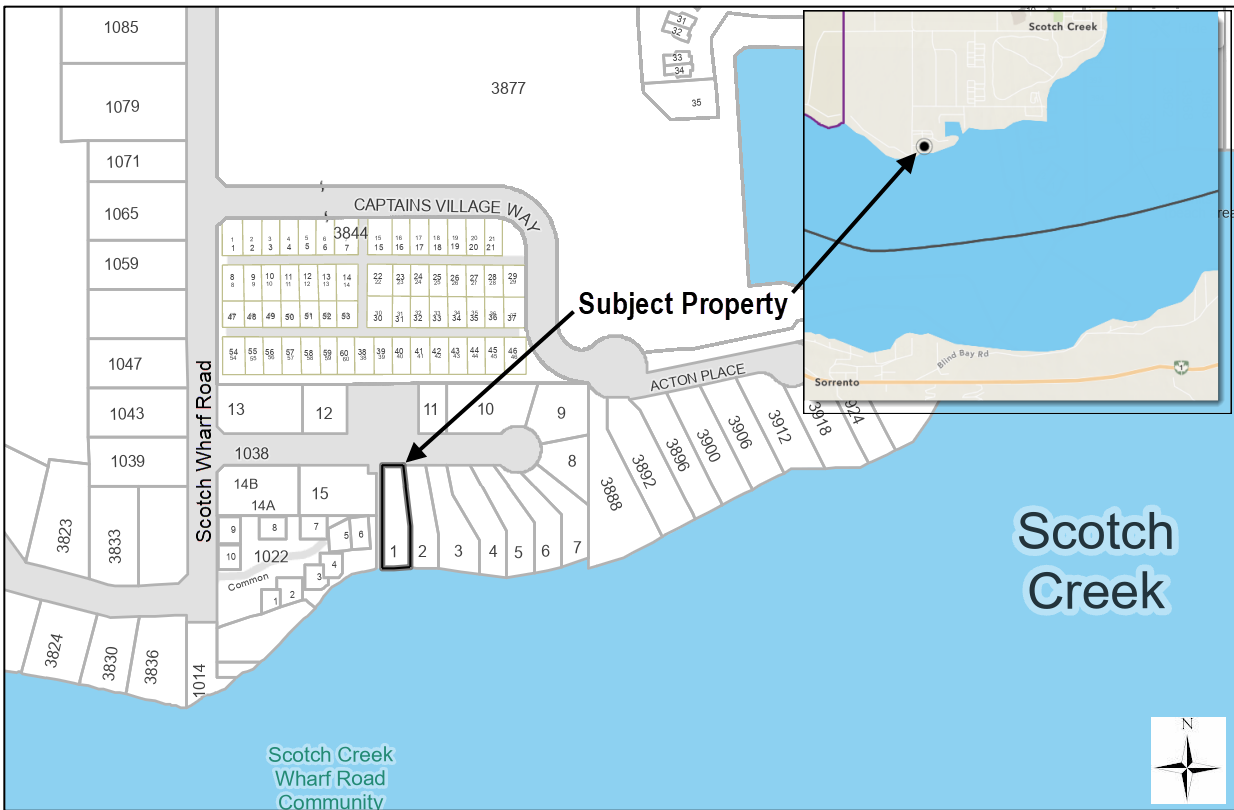
10. This Temporary Use Permit is not a Building Permit, nor shall it be construed as providing warranty or assurance that the property or any of the structures complies with the BC Building Code or any other applicable enactments.
11. Issuance of a Temporary Use Permit does not relieve the property owner of the responsibility to comply with applicable acts, regulations, or bylaws of the CSRD, or other agencies having jurisdiction under an enactment (e.g. Agricultural Land Commission, Interior Health Authority, Ministry of Transportation and Infrastructure, Provincial Short-Term Rental Legislation).
12. This permit, issued as per Section 493 of the Local Government Act, is valid from the date of issuance, noted below, 2025, until the same date, 2028 only. This permit may be extended only up to 3 years in duration, upon application and subsequent approval by the CSRD Board of Directors.

AUTHORIZED FOR ISSUANCE by resolution of the Columbia Shuswap Regional District Board
on the ____ day of _____, 2025

and ISSUED on the ____ day of _____, 2025

CORPORATE OFFICER

Schedule A
Location Map



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Schedule B

Site Plans

