



TEMPORARY USE PERMIT NO. 725-13

Registered Owner:

[REDACTED]

[REDACTED]

2560 Eagle Bay Road

Blind Bay, BC

VOE 1H1

As joint tenants

1. This Temporary Use Permit is issued subject to compliance with all the Bylaws of the Columbia Shuswap Regional District (the “**CSRD**”) applicable hereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies only to the lands described as Lot 1, Section 30, Township 22, Range 10, W6M KDYD Plan KAP57413 (PID: 023-503-840), which property is more particularly shown on the Location Map attached hereto as Schedule A (the “**Lands**”).
3. The owners of the Property have applied for a Temporary Use Permit to use the existing 4-bedroom single detached dwelling as a seasonal short-term rental, as shown on the Site Plan attached hereto as Schedule B.
4. “**STR**” means 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 Temporary Use Permit are not adhered to, then this Temporary Use Permit may be revoked prior to the expiry date.
7. In addition to the permitted uses in RR1 - Rural Residential 1 zone in the South Shuswap Zoning Bylaw No. 701, the existing 4-bedroom single detached dwelling may be used as a STR, subject to compliance with the following conditions:

- a) STR is permitted seasonally (April 1 to October 31);
 - b) STR is limited to the existing 4-bedroom single detached dwelling on the property at 2560 Eagle Bay Road;
 - c) maximum number of guests is ten (10);
 - 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 Eagle Bay Road;
 - h) a minimum of four (4) parking spaces must be provided for the STR property;
 - i) the owner of the Property is wholly responsible for the proper disposal of all garbage, recycling, and yard waste created by operation of the STR property;
 - j) 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;
 - k) the owner and operator shall, during operation of the STR, follow all applicable statutes, regulations and standards applicable to drinking water supplied to occupants of the STR property;
 - l) the owner and 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 this 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 conditions herein or any other issues at the STR property. The name and contact information of the local contact and a copy of this Temporary Use Permit must be posted in a visible place within the STR property and provided to

owners and tenants of adjacent properties (confirmed annually with the CSRD by the owner or 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 this 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).
12. This Temporary Use Permit, issued as per Section 493 of the *Local Government Act*, is valid from the date of issuance, noted below, until its expiry on the first to occur of:
 - a) the date that has the same day and month as the date of issuance, noted below, in the year 2028; and
 - b) the date on which a proceeding for foreclosure is started in respect of the Lands or any portion thereof

unless sooner revoked or unless renewed in accordance with the terms hereof.

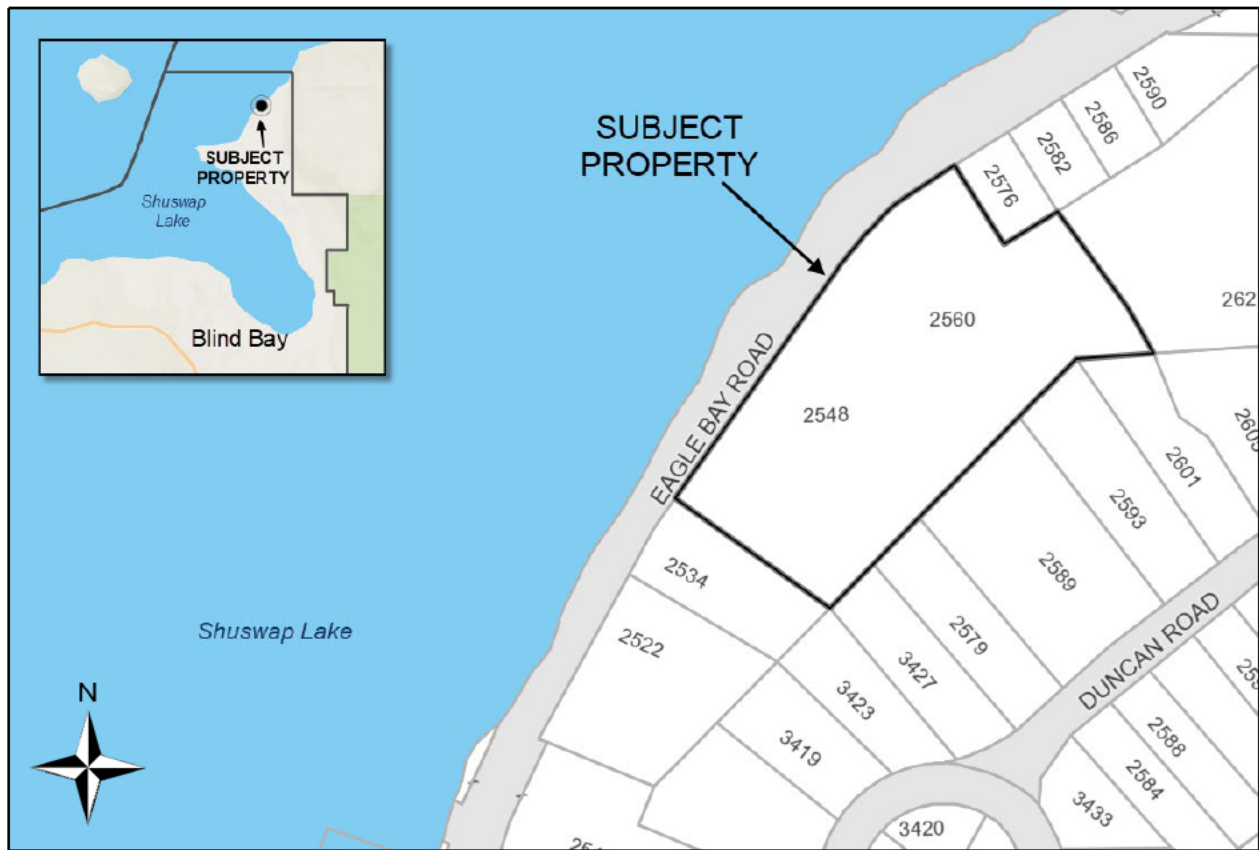
13. This permit may be renewed once for up to 3 years in duration, upon application and subsequent approval by the CSRD's Board of Directors.

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



Schedule B

Site Plan

