

APPROVED ISSUANCE OF TEMPORARY USE PERMIT (pursuant to Sec. 493 of the Local Government Act)

PERMIT # TUP00110
 FOLIO # 09237.000
 ZONING DESIGNATION: A1 – Agriculture 1
 ISSUED TO: FREDERIKSEN, KEVIN R
 FREDERIKSEN, JACQUELINE Y
 SITE ADDRESS: 14405 East Hill Road
 LEGAL DESCRIPTION: LOT 69, PLAN KAP808, SECTION 36, TOWNSHIP 20, OSOYOOS DIV OF YALE LAND DISTRICT, DISTRICT LOT 7, EXCEPT PLAN 975
 PARCEL IDENTIFIER: 011-159-278

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

Applicants for Temporary Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of all Municipal Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision or a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

1. TERMS AND CONDITIONS

Temporary Use Permit TUP00110 (14405 East Hill Road) on LOT 69, PLAN KAP808, SECTION 36, TOWNSHIP 20, OSOYOOS DIV OF YALE LAND DISTRICT, DISTRICT LOT 7, EXCEPT PLAN 975 is approved allowing short term rental accommodation (agri-tourism accommodation) for an Agri-Tourism business, subject to the following conditions:

- a) Development and business operations shall be conducted in compliance with the provisions of the District’s various bylaws including Nuisance Bylaw 857, 2013, Business Licensing Bylaw 1000, 2017, Signage Regulation Bylaw 501, 2004, and Zoning Bylaw 561, 2007 except as explicitly varied or supplemented by the terms of this permit. subsequent permits, amendments(s) and/or development variance permits;
- b) Agri-tourism accommodation shall be permitted in accordance with the following:
 - (i) must only occur in conjunction with agri-tourism activities as required by the Agricultural Land Commission Act and associated regulations;
 - (ii) is restricted to the area shown on Schedule “A” attached to and forming part of this Permit;
 - (iii) parking is restricted to on-site only; Off-site parking is prohibited; and
 - (iv) no onsite sewage discharge/disposal from the two RV sites shall occur, all sewage (black and grey water) must be properly discharged at an off-site sani-station facility.

- c) The permit holder must obtain and fulfill conditions of a change of use building permit (if required by the BC Building Code), prior to operating any agri-tourism accommodation units authorized by this Temporary Use Permit;
- d) The permit holder acknowledges:
- (i) that the section of road shown in Schedule "B" is an unopened and unmaintained section of District Right-of-Way and is considered a *Driveway Access* under the Highways Bylaw;
 - (ii) that the permit holder and neighbours that use this *Driveway Access* are wholly responsible for the construction, maintenance and repair of the *Driveway Access*;
 - (iii) that the District makes no guarantee as to the suitability of this *Driveway Access* for the purpose described in this Temporary Use Permit;
 - (iv) that verified unresolved complaints from other resident users of the *Driveway Access* regarding the effect of the Temporary Use on the *Driveway Access* may result in the cancellation of this Temporary Use Permit;
 - (v) and agrees to indemnify and hold harmless the District of Lake Country from any claims arising from the Temporary Use or effect of the Temporary Use on the *Driveway Access*; and
 - (vi) and agrees that the effects of the temporary use on the *Driveway Access* will not be used as reason for requesting District resources to maintain or repair the *Driveway Access*. Further the applicant acknowledges that the same request from other resident users may result in cancellation of the Temporary Use Permit.
- e) Failure to adhere to the conditions contained within this permit can result in the termination of the permit;
- f) This permit, issued as per Section 493 of the Local Government Act, is valid from the approval date to the expiry dated indicated below; and
- g) At the end of the term of this permit all uses on this property must revert back to uses permitted under the zoning bylaw of the day.

2. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached to shall form a part hereof.

This permit is not transferrable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS IS NOT A BUILDING PERMIT OR A
CERTIFICATE TO COMMENCE
CONSTRUCTION**

3. APPROVALS

Authorizing resolutions passed by the Council on the ____ day of June, 2025.

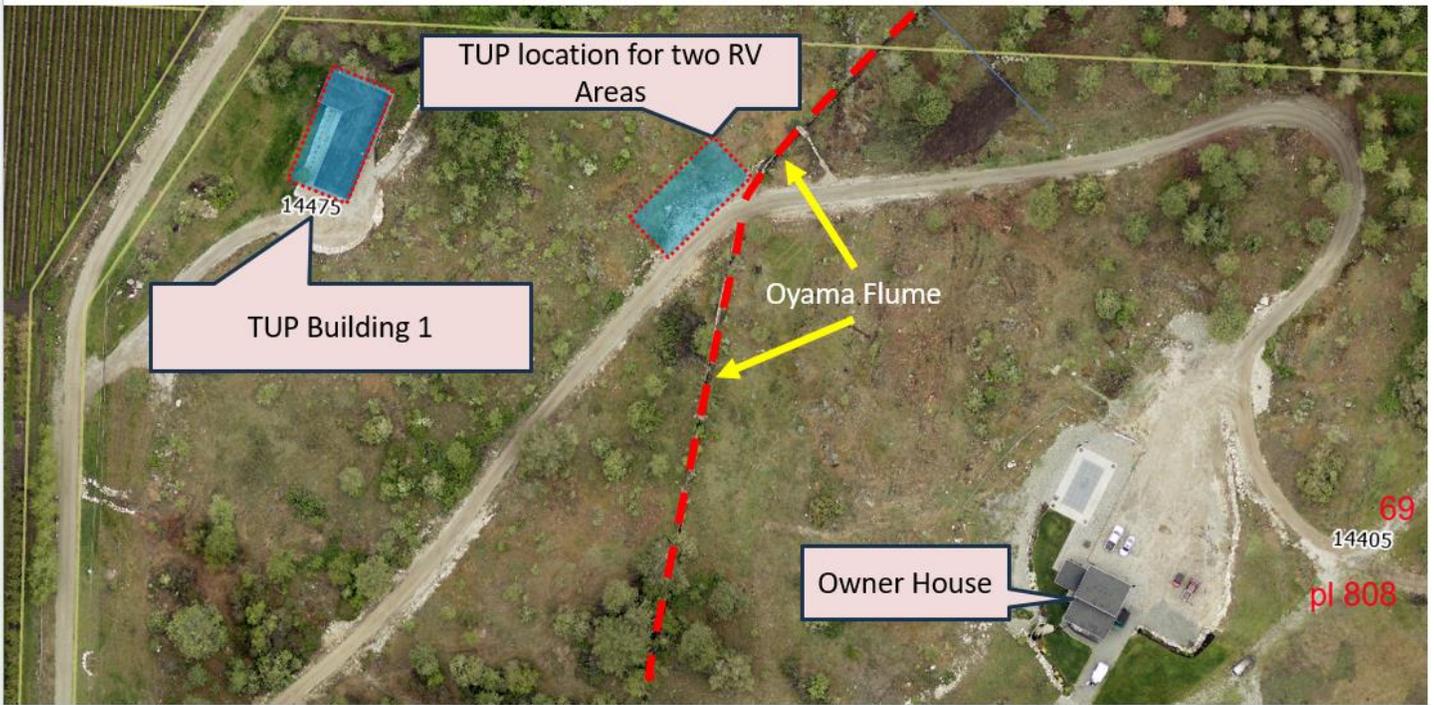
Issued by the Corporate Officer of the District of Lake Country this ____ day of June, 2025.

4. EXPIRY

Temporary Permit TUP00110 (14405 East Hill Road) expires on the ____ day of June, 2028.

Corporate Officer, Reyna Seabrook

Schedule 'A':



Schedule 'B':

