

THE DISTRICT OF COLDSTREAM

TEMPORARY USE PERMIT

Development Application No. 23-017-TUP
Roll No. 304.00509.000

PERMITTEE: Wayne E Iversen
8002 Quirk Drive
Coldstream, BC V1B 1R2

1. This Temporary Use Permit is issued in accordance with the provisions of Part 14 of the *Local Government Act* and subject to compliance with all of the Bylaws of the District of Coldstream applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to, and only to, those lands within the District of Coldstream described below:

Civic Address: 8002 Quirk Drive

Legal Description: Lot 28B Section 23 Osyoos Division Yale District Plan KAP320 Township 9
Except Plan KAP10170 KAP22365 KAP25954 KAP26067

PID 009-208-682

3. This Temporary Use Permit authorizes the following:

1. THAT the Permit for Lot 28B Plan KAP320, located at 8002 Quirk Drive, be valid for a period of not more than three (3) years from date of Council approval;
2. THAT the Permit for Lot 28B Plan KAP320, located at 8002 Quirk Drive, not be extended for a period greater than six (6) years from the date of Council approval;
3. THAT a **Bed and Breakfast** use be permitted within an **Accessory Building** ("Barn") located on the lot;
4. THAT the **Bed and Breakfast** use within the **Accessory Building** ("Barn") not exceed 90 m² (970 ft²);
5. THAT the **Bed and Breakfast** use shall only be carried out by the **Registered Owner** of the lot;
6. THAT the **Bed and Breakfast** use *must* have a valid **Business Licence** issued by the District of Coldstream to operate;
7. THAT a **Secondary Suite, Carriage House, or Garden Suite** use be restricted on the lot until the Permit has expired or discontinued, OR until the Province of British Columbia has adopted

legislation which thereby authorizes the aforementioned uses without further restriction by the District;

8. THAT the **Accessory Building** (“Barn”) must be in general compliance with any and all provisions within **Building Bylaw 1758, 2021**, and the **British Columbia Building Code (BCBC)** for the purposes of a **Bed and Breakfast** use;
 9. THAT no works may occur within the **Streamside Protection and Enhancement Area (SPEA)** located on the lot, in accordance with the Provincial **Riparian Areas Protection Regulation**, without an approved **Development Permit**, and/or a certified report from a **Qualified Environmental Professional (QEP)** proving out no harm to fish habitat; and
 10. THAT no outdoor lighting shall be erected in conjunction with the use that unduly interferes with the enjoyment of surrounding properties.
4. Unless approved in this Permit or subsequent Permits, the following activities are prohibited on the property:
- a) the land must not be subdivided;
 - b) construction of, addition to or alteration of a building or other structure must not be started; and
 - c) the land must not be altered.
5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. This Permit is not a **Building Permit**.

APPROVED BY THE DISTRICT OF COLDSTREAM COUNCIL THIS _____, 2023.

ISSUED ON THE _____, 2023.

Corporate Officer

Director of Development Services