

Relevant Excerpts from Electoral Area C Official Community Plan Bylaw No. 725 and South Shuswap Zoning Bylaw No. 701

(See [Electoral Area C Official Community Plan Bylaw No. 725](#) and [South Shuswap Zoning Bylaw No. 701](#) for all policies and zoning regulations)

Electoral Area C Official Community Plan Bylaw No. 725

13.2.4 Guidelines

.1 A TUP may be issued for:

- a. Temporary uses that are not supported or permitted by the OCP or Zoning Bylaw;

.2 The CSRD Board, or delegate, will consider the issuance of TUPs based on the general conditions which include, but are not limited to:

- a. The TUP may be issued for a period of up to three (3) years and renewed, at the discretion of the CSRD Board, only once;
- b. The use shall not be noxious or emit pollutants that are detrimental to the environment, neighbouring properties for the community as a whole
- c. The use shall not create noise, vibrations, or light pollution which disrupts the peaceful enjoyment of the surrounding neighbourhood;
- d. The use shall be serviced with necessary water, sewage disposal, solid waste disposal, and recycling facilities;
- e. Appropriate remedial measures shall be taken to mitigate any damage to the natural environment as a result of the temporary use;
- f. The proposal will be reviewed by the Ministry of Transportation and Infrastructure with respect to access and effect on public roads;
- g. Appropriate parking and loading spaces shall be provided; and,
- h. The proposed hours, size and scale of the use will be compatible with adjacent land uses.

.3 For TUPs considered for vacation rentals and similar short-term rentals, applicants may be required to:

- a. Demonstrate that the proposed use will not alter the general character of the neighbourhood;
- b. Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;
- c. Obtain approval from the ALC, if the proposed use is on ALR land;
- d. Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.

- e. Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;
- f. Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;
- g. Limit the number bedrooms and number of guests per bedroom;
- h. Limit the number of pets on site at anytime;
- i. Restrict signage;
- j. Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;
- k. Provide adequate proof of insurance and liability insurance;
- l. Restrict rentals of items and crafts, including motorized personal watercraft, ATVs; and,
- m. Supply additional information or meet additional requirements deemed necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required.

South Shuswap Zoning Bylaw No. 701

3.22 Secondary Dwelling Unit

On a parcel < 1 ha with On-site Sewage Disposal:	1 attached or detached Secondary Dwelling Unit
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RR3 – Rural Residential Zone (1 ha)

9.1 Permitted Uses:

The following uses and no others are permitted in the RR3 zone:

- .1 single detached dwelling;
- .2 hobby farm, permitted only on parcels greater than 2 ha or on parcels within the Agricultural Land Reserve;
- .3 bed and breakfast;
- .4 secondary dwelling unit;
- .5 home business;
- .6 home industry, permitted only on parcels greater than 2 ha;
- .7 accessory use.

9.2 Regulations:

- .2 Maximum Number of Single detached dwellings Per Parcel: one

.3 Maximum Number of Secondary dwelling units Per Parcel:

Subject to
Section 3.22
of this bylaw