

Relevant Excerpts from Electoral Area E Official Community Plan Bylaw No. 840 and Electoral Area E Zoning Bylaw No. 841

(See [Electoral Area E Official Community Plan Bylaw No. 840](#) and [Electoral Area E Zoning Bylaw No. 841](#) for all policies and zoning regulations)

Electoral Area E Official Community Plan Bylaw No. 840

3.14 Housing and Special Needs

3.14.5 Policies

.7 Through zoning, ensure that seasonal/temporary housing and vacation rentals do not jeopardize the housing needs of permanent residents.

4.1.2 General Policies

.13 Vacation Rentals involve the use of dwelling units for temporary accommodation in residential areas on a commercial basis and are regulated either by a temporary use permit or through the Zoning Bylaw. Vacation Rentals may be considered in the following designations: Rural Resource (RSC), Medium Holdings (MH) Agriculture (AG), and Residential (RR, MD, and VC). In areas not zoned for vacation rentals, it is recommended that they first be considered on a three year trial basis by the use of a Temporary Use Permit prior to applying to rezone.

Vacation Rentals shall:

- a. Not create an unacceptable level of negative impact on surrounding residential uses;
- b. Comply with all applicable regulations of the Agricultural Land Commission (ALC) when located within the ALR;
- c. Be subject to provincial servicing requirements; and,
- d. Be subject to all Ministry of Transportation and Infrastructure permit requirements.

6.10 Temporary Use Permits

6.10.1 Purpose Temporary Use Permits (TUPs) are established under Division 8 of the LGA to allow one or more of the following:

- allow a use not permitted by a Zoning Bylaw;
- specify conditions under which the temporary use may be carried on; and,
- allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

6.10.2 Area Designated

TUPs can be considered in all designations within the boundary of the Plan area shown on Schedule B.

6.10.3 Objectives

The CSRD Board provides the opportunity for consideration of the issuance of a TUP to permit a temporary use to continue while a more suitable location for the use is determined, a rezoning application is completed, or where the event is a temporary use where the existing zoning does not permit the event. TUPs are not a substitute for a rezoning application. Despite the zoning of a property, TUP uses may be supported, subject to approval by the CSRD Board of Directors.

6.10.4 Guidelines

.1 A TUP may be issued for the following activities:

- a. Temporary uses that are not supported by the OCP or Zoning Bylaw;
- b. Special events which are of limited duration and which will not preclude or compromise future permitted uses on the proposed site of the temporary use;
- c. Short-term industrial activity such as portable sawmills, heavy equipment storage, log home building operations and construction yards related to specific industrial projects of limited duration;
- d. Temporary sand and gravel extraction where a permit has been issued pursuant to the objectives and policies in Section 3.12 (Mineral and Gravel Resources) of this Bylaw;
- e. Uses which comply with the designation policies but where appropriate zoning does not presently allow for such uses; and,
- f. Transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use rights.

.2 The CSRD Board 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.

6.10.5 Procedure and Public Notification

Sections 494 through 497 of the LGA and CSRD Development Procedures Bylaw specify the process by which a TUP may be issued. Public notification and input is a central part of the process. Notification of the CSRD Board's consideration of a permit application must be mailed out to property owners and tenants of property within a specified distance of the subject land and placed in a local newspaper in addition to referrals for comments from key partners.

6.10.6 Terms and Conditions

- .1 The CSRD Board may establish conditions in the TUP including, but not limited to; the buildings to be used, the area of use, the hours of use, appearance, landscaping, site rehabilitation, and means of ensuring compliance.
- .2 The CSRD Board will require development approval information as established in Development Approval Information Bylaw No. 644 (refer to Section 6.8).
- .3 Upon expiration of a TUP, the uses for the property shall immediately revert to those outlined in the current Zoning Bylaw.

6.10.7 Security The security may be in the form of cash or a letter of credit, the amount of which is to be determined by the CSRD Board. A major purpose of collecting the security is to ensure that the land is returned to the condition prior to issuance of the permit when the permit has expired. The CSRD Board may utilize the security if the conditions of the permit are not met

Electoral Area E Zoning Bylaw No. 841

Section 2 Definitions

2.1 Definitions

SECONDARY DWELLING UNIT is an additional, self-contained, dwelling unit that is accessory to the single detached dwelling unit on a parcel. For clarity, attached dwelling, duplexes and multiple-dwellings, boarding rooms and rooming houses are excluded from the definition of secondary dwelling unit;

SINGLE DETACHED DWELLING means a detached building containing only one (1) principle dwelling unit and, where permitted by this Bylaw, one (1) secondary dwelling unit. For the purposes of this Bylaw, a manufactured home is considered a single detached dwelling;

VACATION RENTAL is the use of a residential dwelling unit for temporary accommodation on a commercial basis. Vacation Rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales;

Section 4 Zones

4.8 RR1 – Rural Residential 1 Zone

.1 Purpose To accommodate single detached dwellings on smaller parcels.

.2 Permitted Principal Uses

(a) single detached dwelling

.3 Permitted Secondary Uses

(a) accessory use

(b) agriculture (on parcels 2 ha or larger)

(c) agriculture, limited (on parcels less than 2 ha)

(d) bed and breakfast

(e) home occupation

(f) secondary dwelling unit

.4 Regulations Table

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	1 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel coverage</i>	30%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	Must comply with section 3.15 of this <i>Bylaw</i>
(f) Maximum <i>height</i> for <i>principal buildings</i>	11.5 m
(g) Maximum <i>height</i> for <i>accessory buildings</i> <ul style="list-style-type: none"> • Containing a dwelling unit • All other structures 	<ul style="list-style-type: none"> • 10 m • 8.5 m

(h) DELETED	DELETED
<p>(i) <i>Maximum floor area, gross of an accessory building</i></p> <ul style="list-style-type: none"> • <i>On a parcel less than 0.4 ha</i> <ul style="list-style-type: none"> ○ <i>Accessory buildings containing a dwelling unit</i> ○ <i>All other Accessory buildings and structures</i> • <i>On a parcel equal to or greater than 0.40 ha and less than 2.0</i> 	<ul style="list-style-type: none"> ▪ 250 m² ▪ 150 m² ▪ 250 m²
(j) <i>Maximum floor area, net of a home occupation</i>	Shall be in accordance with Section 3.16 of this <i>Bylaw</i> .
(k) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 5 m ▪ 2 m ▪ 5 m
(l) Servicing standard:	<ul style="list-style-type: none"> ▪ <i>onsite sewerage system</i> ▪ <i>onsite water system</i>