

Relevant Excerpts from Electoral Area F Official Community Plan Bylaw No. 830 and Anglemont Zoning Bylaw No. 650

(See [Electoral Area F Official Community Plan Bylaw No. 830](#) and [Anglemont Zoning Bylaw No. 650](#) for all policies and zoning regulations)

Electoral Area F Official Community Plan Bylaw No. 830

Section 14 Temporary Use Permits

The Regional District may consider issuing Temporary Use Permits through the authority of the Local Government Act.

Area

Temporary Use Permits are allowed in all designations.

Guidelines

1. For all temporary use permits:

a) Applicants must demonstrate how the proposed use will not markedly impact adjacent residents, local services and the environment. Where impacts are expected, applicants must provide details of those impacts and mitigative measures.

2. For vacation rentals and similar short-term property 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) Supply an occupancy permit or provide written proof from a qualified professional that the dwelling meets the fire code and is appropriate for the proposed use;

f) 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;

- g) Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;
- h) Limit the number of guests per bedroom. Generally, the limit should be 2 guests per bedroom;
- i) Limit the number of pets on site at anytime;
- j) Restrict signage,
- k) Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;
- l) Restrict rentals of items and crafts, including motorized personal watercraft, ATVs;
- 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.

Anglemont Zoning Bylaw No. 650

Part 1 Definitions

DWELLING UNIT is a use of one (1) or more rooms in a building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) household.

SECONDARY DWELLING UNIT is an additional, self-contained, dwelling unit that is accessory to the single detached dwelling on a parcel. For clarity, duplexes, 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) principal 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.

.1 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Residential zone, except as stated in Part 3 General Regulations.

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| BL650-1 | (a) <i>Single detached dwelling</i> |
| BL650-19 | (b) <i>Campsite</i> |
| | (c) <i>Secondary dwelling unit</i> |
| | (d) Home business |
| | (e) Place of religious worship |
| | (f) <i>Limited agriculture, buildings</i> and structures must be a minimum of 15 m (49.22 ft.) from a <i>watercourse</i> and a <i>parcel</i> boundary and a minimum of 15 m (49.22 ft.) from a boundary of the Residential Summer Home and Residential Town House zones except that <i>buildings</i> and structures used for animals must be a minimum of 30 m (98.43 ft.) from a <i>watercourse</i> and a <i>parcel</i> boundary and a minimum of 30 m (98.43 ft.) from a boundary of the Residential Summer Home and Residential Town House zones. |
| | (g) <i>Accessory use</i> |
| BL650-15 | (h) <i>Upper floor dwelling unit</i> , permitted only on Lot 11, Section 22, Township 23, Range 9, W6M, KDYD, Plan 19710, (PID: 007-976-712). <i>Upper floor dwelling unit</i> is permitted a maximum <i>floor area, net</i> up to 90 m ² . <i>Guest accommodation</i> is not permitted. |
| BL650-17 | |

.2 Regulations

On a *parcel* zoned Residential: no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision where;	
• <i>parcel</i> is served by <i>community sewer system</i>	1,000 m ² (10,764 sq. ft.)
• in all other cases	4,000 m ² (0.99 ac.)
(b) Minimum <i>parcel</i> size averaging in (a), in all other cases	Minimum <i>parcel</i> size may be reduced to 3,200 m ² (0.79 ac.) provided the average <i>parcel</i> size of all <i>parcels</i> in the subdivision is a minimum of 4,000 m ² (0.99 ac.) and provided the largest <i>parcel</i> size used to calculate the average is 7,999 m ² (1.98 ac.)

	(c) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
	(d) Maximum <i>parcel coverage</i>	30 percent
	(e) Maximum number of <i>single detached dwellings per parcel</i>	1
BL650-4	(f) Maximum <i>height</i> for:	
	<ul style="list-style-type: none"> Principal building and structures Accessory Buildings <ul style="list-style-type: none"> On buildings containing a dwelling unit In all other cases 	<ul style="list-style-type: none"> 11.5 m (37.73 ft.) 10 m (32.81 ft.) 8.5m (27.89 ft)
BL650-17		
BL650-14	(g) Minimum <i>setback</i> from:	
	<ul style="list-style-type: none"> front parcel boundary interior side parcel boundary exterior side parcel boundary rear parcel boundary 	<ul style="list-style-type: none"> 5 m (16.41 ft.) 2 m (6.56 ft.) 4.5 m (14.76 ft.) for an accessory building 3 m (9.84 ft.) for a single detached dwelling, guest accommodation and home business 6 m (19.69 ft.) for other principal buildings or structures 10 m (32.81 ft.)
BL650-17	(h) Minimum <i>floor area, net</i> on the largest floor of a <i>single detached dwelling</i>	60 m ² (645.84 sq. ft.)
	(i) Minimum <i>horizontal dimensions</i> of largest floor of a <i>single detached dwelling</i> .	5 m (16.41 ft.)
BL650-17	(j) Maximum <i>floor area, gross</i> of an <i>accessory building</i>	
	<ul style="list-style-type: none"> On a <i>parcel</i> less than 0.4 ha <ul style="list-style-type: none"> Accessory buildings containing a <i>dwelling unit</i> All other Accessory buildings and structures On a <i>parcel</i> equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> 250 m² (2690.98 ft²) 150 m² (1614.59 ft²) 250 m² (2690.98 ft²)
	(k) Minimum <i>parcel</i> size on which <i>limited agriculture</i> is permitted	2 ha (4.94 ac.)
BL650-19	(l) Maximum number of <i>secondary dwelling units per parcel</i>	Shall be in accordance with Section 3.9