

COMPARISON TABLE: “TEMPORARY USE PERMIT” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p>17.0 TEMPORARY USE PERMITS</p> <p>17.1 Background</p> <p>Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain very detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.</p> <p>Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time. They are not a substitute for a rezoning.</p>	<p>22.0 TEMPORARY USE PERMITS</p> <p>22.1 Background</p> <p>Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a maximum of three years. The permit can contain detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.</p> <p>Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time. Temporary Use Permits are not a substitute for a rezoning.</p>
<p>17.2 Objective</p> <ul style="list-style-type: none"> .1 To avoid conflicts between different types of uses (i.e. residential, commercial and industrial). .2 To provide for temporary approval of 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 patterns. .3 To ensure that temporary use permits are not considered a substitute for a rezoning application. .4 To consider allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits. 	<p>22.2 Objectives</p> <ul style="list-style-type: none"> .1 To avoid conflicts between different types of uses (i.e., residential, commercial, agricultural). .2 To provide for temporary approval of transitional uses or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide rezoning and long-term land use patterns. .3 To ensure that Temporary Use Permits are not considered a substitute for a rezoning application. .4 To consider allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits .
<p>17.3 Policies</p> <p>The Regional Board’s policies are as follows:</p> <ul style="list-style-type: none"> .1 Land within all of the Land Use Designations in this OCP is designated under Section 492 of the <i>Local Government Act</i> as an area in which Temporary Use Permits may be issued. .2 The holding of a public information meeting may occur prior to the issuance of a Temporary Use Permit. .3 Any proposed access to public roads must be reviewed and approved by the Ministry of Transportation and Infrastructure. .4 In evaluating a Temporary Use Permit application submitted to the Regional District by the applicant, the Regional District may consider the following criteria: <ul style="list-style-type: none"> a) the use must be clearly temporary or seasonal in nature; b) compatibility of the proposal with adjacent uses; c) impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas; d) intensity of the proposed use; e) opportunity to conduct the proposed use on land elsewhere in the community; and 	<p>22.3 Policies</p> <p>The Regional Board’s policies are as follows:</p> <ul style="list-style-type: none"> .1 Land within all of the Land Use Designations in this OCP is designated under Section 492 of the <i>Local Government Act</i> as an area in which Temporary Use Permits may be issued. .2 The holding of a public information meeting may occur prior to the issuance of a Temporary Use Permit. .3 Any proposed access to a public road must be reviewed and approved by the Ministry of Transportation and Infrastructure. .4 In evaluating a Temporary Use Permit application submitted to the Regional District by the applicant, the Regional District Board may consider the following criteria: <ul style="list-style-type: none"> a) the use must be clearly temporary or seasonal in nature; b) compatibility of the proposal with adjacent uses; c) impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas; d) intensity of the proposed use; e) opportunity to conduct the proposed use on land elsewhere in the community; and

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<p>f) the remedial measures to be carried out to mitigate any damage to the natural environment as a result of the temporary use.</p> <p>.5 In issuing a Temporary Use Permit, the Regional District may specify conditions including, but not limited to:</p> <ul style="list-style-type: none"> a) the buildings to be used; b) the area of use; c) the hours of use; d) appearance; e) environmental protection measures, and g) groundwater protection. <p>.6 In issuing a Temporary Use Permit for a short-term vacation rental, the Regional District may specify conditions, in addition to those listed under sub-section 17.3.5, including, but not limited to:</p> <ul style="list-style-type: none"> a) the provision of screening or fencing in order to address potential impacts or to address neighbour privacy issues; b) the provision of the manager or owner’s contact information, as well as a copy of any issued Temporary Use Permit, to each neighbour whose property is located within 100 metres of the subject property; c) the availability or accessibility by telephone of the manager or owner; d) the posting of the following information: <ul style="list-style-type: none"> i) the location of property lines by way of a map; ii) any applicable Regional District noise bylaws; iii) measures to address water conservation; iv) fire safety regulations; v) storage and management of garbage; vi) septic system care; and vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw. e) a maximum accommodation of ten (10) persons, with an aggregate occupancy of two (2) persons per bedroom within a dwelling unit when such dwelling unit is being occupied as a vacation rental; f) the provision of one (1) parking space for each bedroom available for vacation rental use; g) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for vacation rental occupancy; 	<p>f) the remedial measures to be carried out to mitigate any damage to the natural environment because of the temporary use.</p> <p>.5 In issuing a Temporary Use Permit, the Regional District may specify conditions including, but not limited to:</p> <ul style="list-style-type: none"> a) the buildings to be used; b) the area of use; c) the hours of use; d) appearance; e) environmental protection measures; and f) groundwater protection. <p>.6 In issuing a Temporary Use Permit for a short-term vacation rental, the Regional District may specify conditions, in addition to those listed under sub-section 22.3.5, including, but not limited to:</p> <ul style="list-style-type: none"> a) the provision of screening or fencing to address potential impacts or to address neighbour privacy issues; b) the provision of the manager or owner’s contact information, as well as a copy of any issued Temporary Use Permit, to each neighbour whose property is located within 100 metres of the subject property; c) the availability or accessibility of the manager or owner; d) the posting of the following information: <ul style="list-style-type: none"> i) the location of property lines by way of a map; ii) any applicable Regional District noise bylaws; iii) measures to address water conservation; iv) fire safety regulations; v) storage and management of garbage; vi) septic system care; and vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw. e) a maximum accommodation of ten (10) persons, with an aggregate occupancy of two (2) persons per bedroom within a dwelling unit when such dwelling unit is being occupied as a vacation rental; f) the provision of one (1) parking space for each bedroom available for vacation rental use ; g) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for vacation rental occupancy;
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<p>h) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety; and</p> <p>i) other requirements that the Regional District Board may consider appropriate.</p> <p>.7 As a condition of issuing a Temporary Use Permit, the Regional District may require the posting of a security so as to ensure compliance with the conditions of a permit.</p>	<p>h) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety; and</p> <p>i) other requirements that the Regional District Board may consider appropriate.</p> <p>.7 As a condition of issuing a Temporary Use Permit, the Regional District may require the posting of a security so as to ensure compliance with the conditions of a permit .</p>
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