



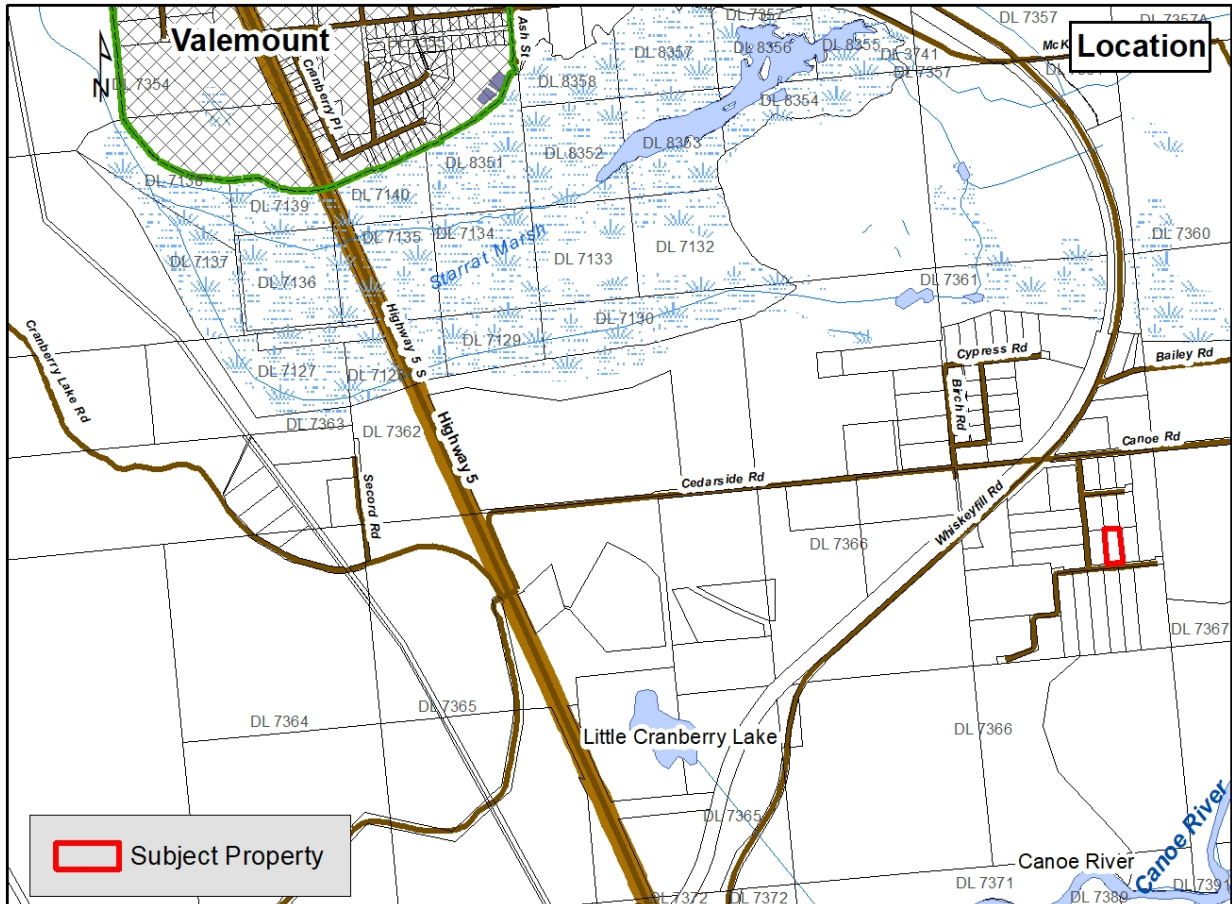
**DEVELOPMENT SERVICES REFERRAL REPORT**

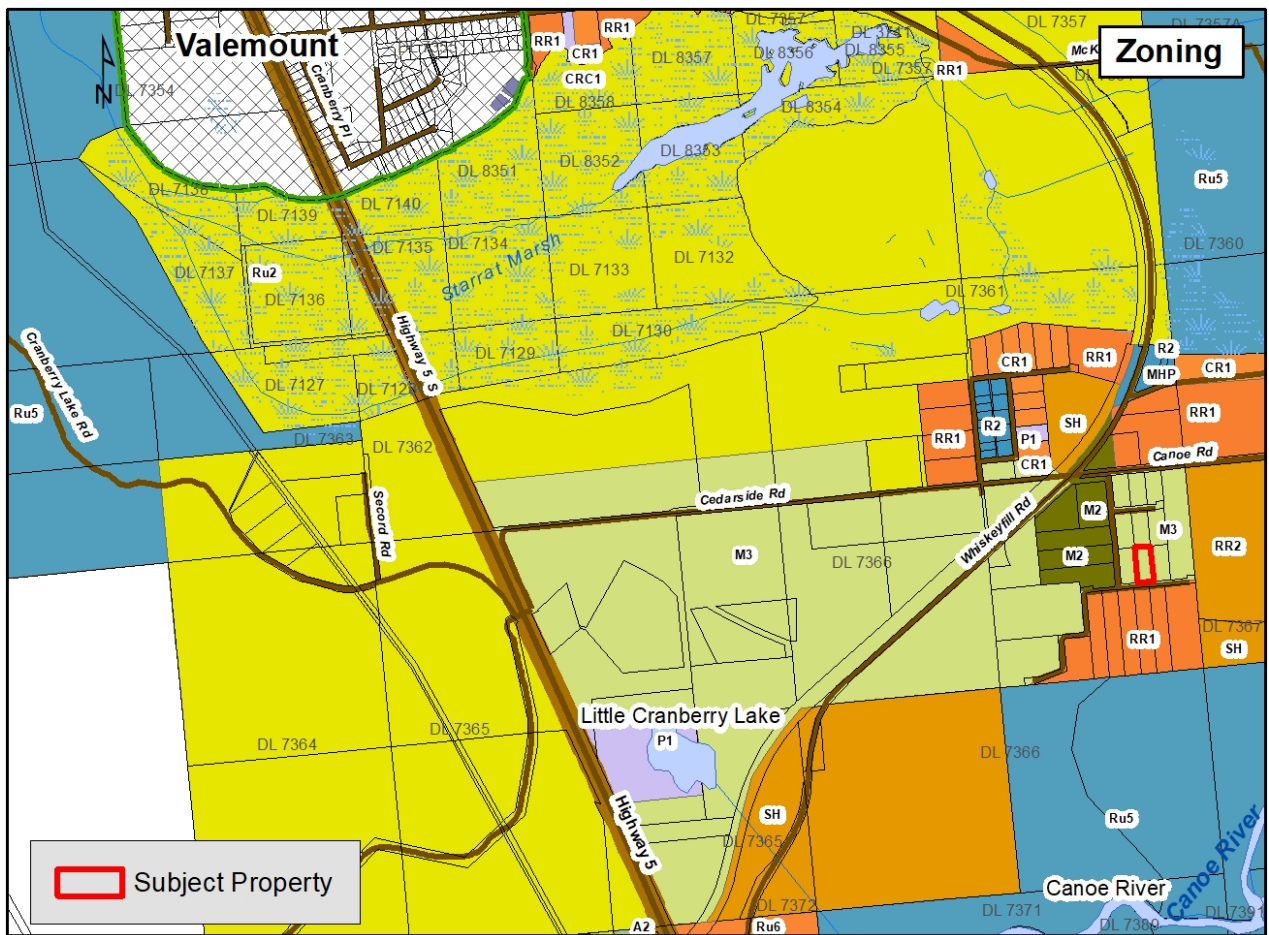
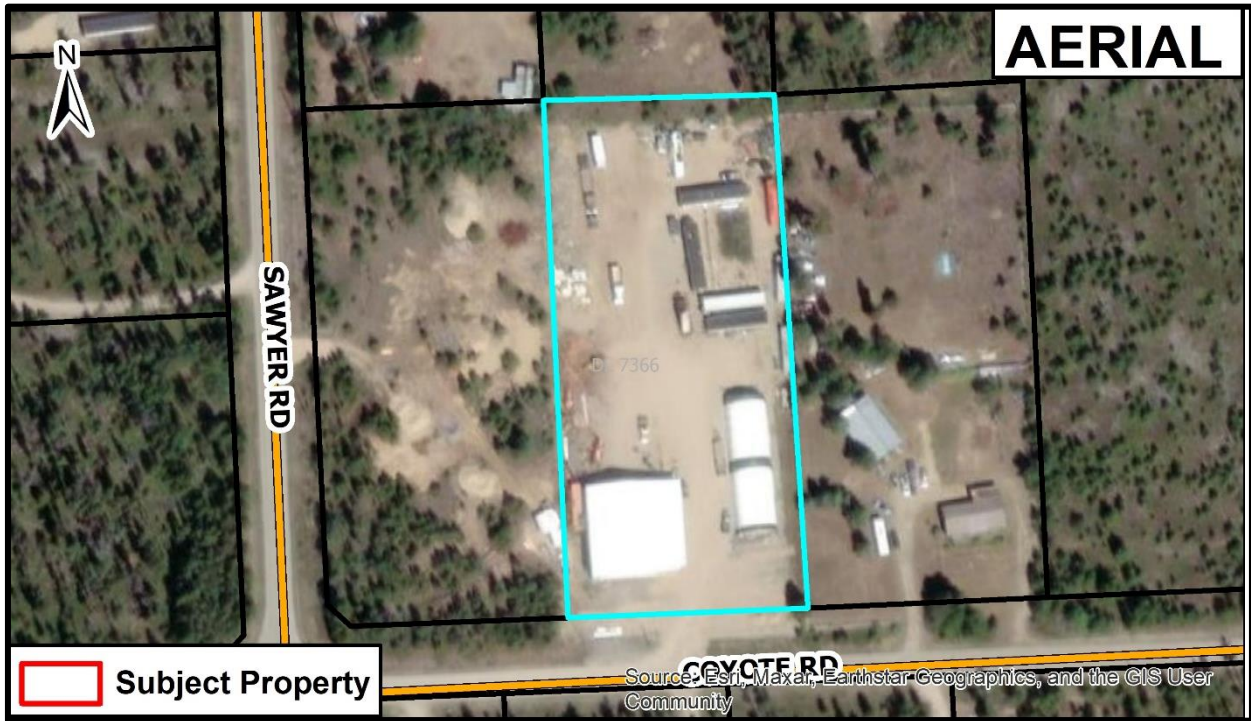
**FROM:** Daniel Burke, Planner III  
**DATE:** August 30, 2024  
**SUBJECT:** Application for a Temporary Use Permit (TUP) to allow Employee Accommodation

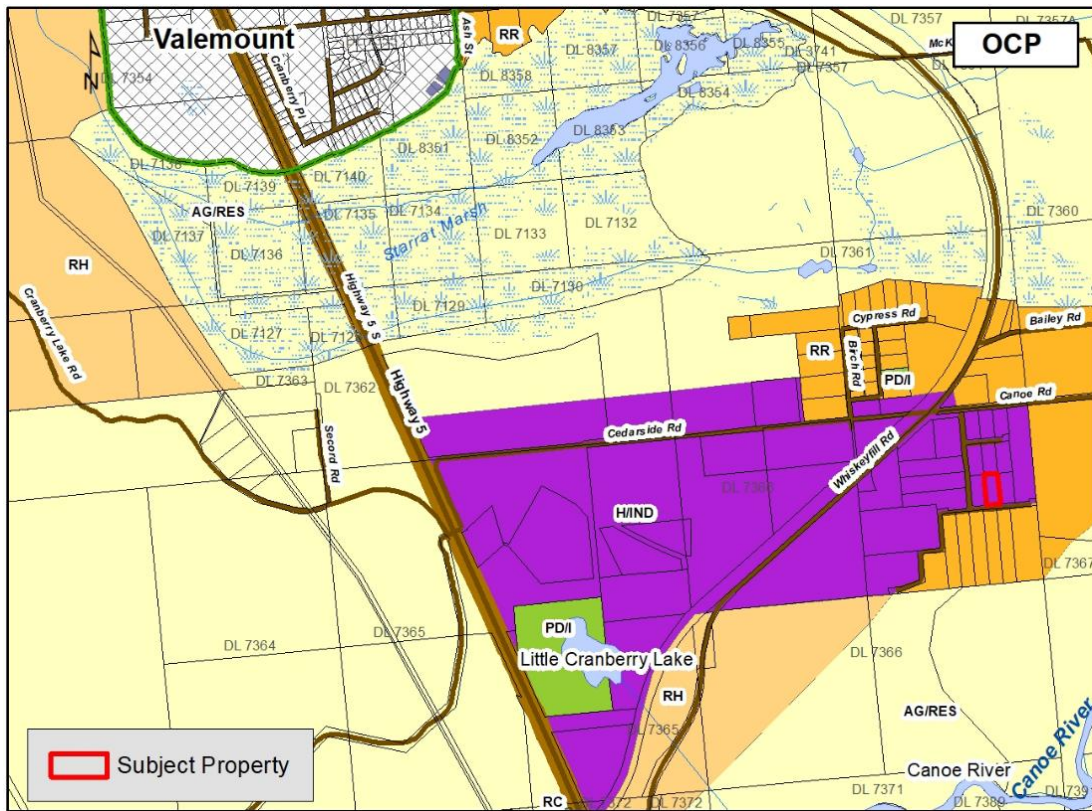
**SUMMARY OF APPLICATION:**

<b>Location:</b>	1600 Coyote Rd - Valemount South – Electoral Area H
<b>Legal Description and PID:</b>	Lot 8 District Lot 7366 Cariboo District Plan 24362 – 008262659 - 0.89 ha
<b>Applicant:</b>	0820758 BC Ltd.
<b>Existing Land Use:</b>	A shop, fabric tent for storage and prefabricated modular temporary dwelling are established.
<b>Application Type:</b>	Temporary Use Permit
<b>Proposal / Reason for Application:</b>	A temporary use permit (TUP) application has been made to continue to allow employee accommodation use on the subject property. The applicants are requesting no changes from the previous Permit. Purposed TUP No. 288 has conditions similar to those of current TUP (No. 251) including the requirement for deposit of security. A draft of TUP No. 288 is attached to the report.

**PARCEL MAPS**







**LAND USE PLANNING INFORMATION**

- ALR: The subject land is not within the Agricultural Land Reserve (ALR).
  
- OCP: The property is designated Heavy Industrial (H/IND) by the Robson Valley-Canoe Upstream Official Community Plan (OCP). The subject property is also contained within the Cedarside Industrial Area. The Cedarside Area is envisioned as a key area for further industrial development.  
  
 The H/IND designation was established in clusters for areas with existing and potential future industrial sites. A primary purpose of this designation was to require that industrial uses be generally located so as to avoid conflicts with residential and other established land uses. Additional accommodation on Heavy Industrial sites is supported for staff if the use is relatively remote from residential settlement areas.  
  
 A TUP does not require an OCP amendment. Regional Board consideration of TUPs is supported throughout the plan are
  
- Zoning: The subject property is zoned Industrial 3 (M3) by Zoning Bylaw No. 2892, 2014. The M3 zone does not permit an employee accommodation use.
  
- Previous TUP TUP No. 219 was issued in March 2019 to allow two units of accommodations, a combined total floor area of the use of 130.0m<sup>2</sup> and a requirement for a security deposit. TUP No. 251 was issued in November 2021 to allow five units of accommodations, a combined total floor area of 300.0 m<sup>2</sup>, and a requirement for an increased security deposit. TUP No. 251 expires on November 18, 2024.

Other: The property is accessed from Coyote Road.

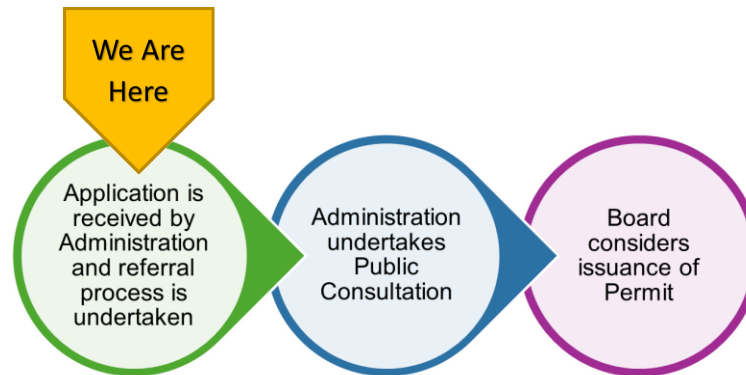
The land is within the following Regional District service areas:

- Valemount & District Fire Protection Area
- Canoe Valley Recreation Centre
- Robson Valley Ice Arena
- Valemount TV Rebroadcasting

Future RDEFG Building Permits will be required for any new buildings and structures 10m<sup>2</sup> or larger.  
Applications:

## **APPLICATION PROCESS INFORMATION**

Application  
Process  
Overview:



Referral comments would be appreciated.



**DRAFT TEMPORARY USE PERMIT No. 288**

ISSUED TO: 0820758 B.C LTD., INC. NO. 0820758

WITH RESPECT TO THE FOLLOWING LAND:

Lot 8 District Lot 7366 Cariboo District Plan 24362

PID: 008-262-659

1. This Temporary Use Permit is issued pursuant to the *Local Government Act*.
2. The general purpose of this Permit is to allow an Employee Accommodation use on the subject parcel for a three (3) year period
3. Notwithstanding that Zoning Bylaw No. 2892, 2014 does not allow for an Employee Accommodation use on the subject parcel, this Temporary Use Permit specifically allows the following uses on Lot 8 District Lot 7366 Cariboo District Plan 24362:
  - Employee Accommodation

Subject to the following:

- a) Employee Accommodation means a commercial use providing a temporary dwelling unit for the accommodation of employees or workers.
- b) Operating hours of the Employee Accommodation use are 24 hours per day, 7 days a week.
- c) The maximum number of units of accommodation for an Employee Accommodation use is five (5).
- d) The combined maximum total floor area of an Employee Accommodation use is 300.0 m<sup>2</sup>.
- e) Deposit of security of \$4,000.00 will be required to be received by the Regional District before issuance of this Permit pursuant to Section 496 of the *Local Government Act*
- f) Security will be refunded once, to the satisfaction of the Regional District, all buildings, structures and utilities associated with the Employee Accommodation use are removed and lands associated are restored to an equivalent or better standard that existed prior to the Employee Accommodation use.
- g) Security is forfeited to the Regional District in the event of default under this Permit for the cost of demolition, removal, storage of buildings, structures or utilities for and associated with Employee Accommodation use.
- h) All parking is to be on the subject property.
- i) All buildings, including new or pre-fabricated buildings, placed or constructed for the Employee Accommodation use must be built in accordance with BC Building Code, Regional District Building Bylaw and inspection requirements.
- j) All buildings or structures must meet minimum building setbacks in accordance with Zoning Bylaw No. 2892.

- k) Should the Temporary Use Permit expire, and a new temporary use permit or zoning bylaw amendment application not be approved, all buildings, structures and utilities associated with the Employee Accommodation use are to be removed and the land must be restored to an equivalent or better standard that existed prior to the Employee Accommodation use.
- 4. This Permit does not relieve an owner or occupier from obtaining any other approvals required by the Regional District or any other jurisdiction, or from meeting any other applicable regulations.
- 5. This Permit is not a building permit.
- 6. This Permit shall expire three (3) years after the date of issuance.
- 7. The land shall be developed strictly in accordance with this Permit.

[The zoning on this property at date of issuance of this Permit is Industrial 3 (M3) pursuant to Zoning Bylaw No. 2892, 2014]

TEMPORARY USE PERMIT No. 288 ISSUED BY RESOLUTION OF THE REGIONAL BOARD ON THE     DAY  
OF     .

**DRAFT**

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M. Connelly, General Manager of Legislative and Corporate Services