



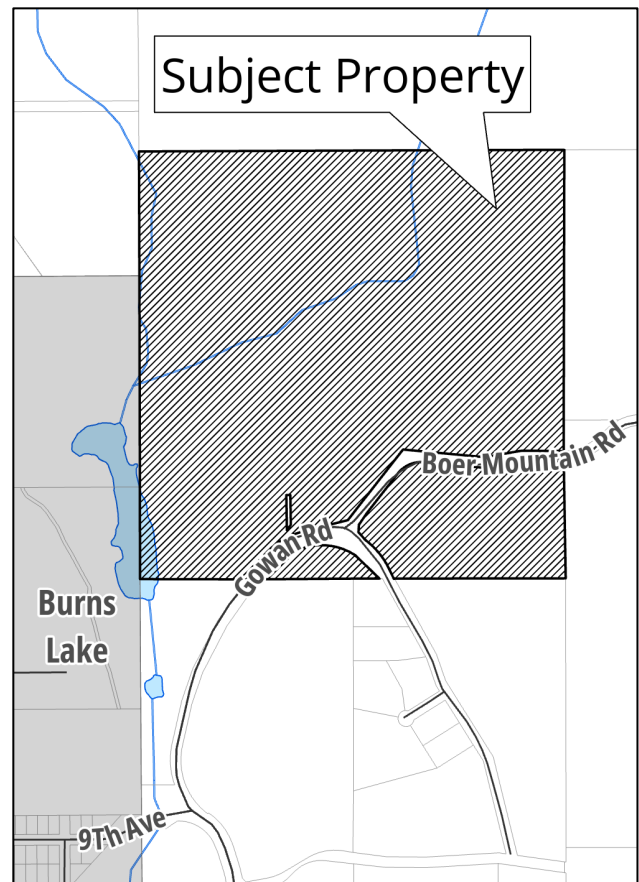
REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. TUP B-01-23

APPLICATION SUMMARY

Name of Owner/Agent:	Village of Burns Lake / Amy Wainwright, Plan North
Electoral Area:	B (Rural Burns Lake)
Subject Property:	1675 Gowan Road, legally described as District Lot 2503, Range 5, Coast District, Except Plans 3750, PRP41383, and PRP42499 (PID 008-395-772).
OCP Designation:	Resource (RE) in the Burns Lake Rural and Francois Lake (North Shore) Official Community Plan, Bylaw No. 1785, 2017 (the OCP)
Zoning:	Large Holdings Zone (H2) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 (the Zoning Bylaw).
ALR Status:	Not located within the ALR.
Existing Land Use:	Residential
Fire Protection Area:	Burns Lake Fire Protection
Building Inspection:	Within Building Inspection
Location:	1675 Gowan Road, abutting the Village of Burns Lake and Woyenne 27 Reserve. Part of the Rod Reid Trail passes through the subject property.
Property Size:	62.73 ha (155.0 ac)
Proposal:	The applicant is requesting a three-year Temporary Use Permit (TUP) to allow the operation of a temporary accommodations/ short-term rental on the subject property. The Village of Burns Lake wants to list the single



family dwelling on the short-term rentals platform Airbnb as a short-term economic development initiative until more concrete outdoor recreation plans for the property are developed. The maximum number of occupants would be twelve persons with double occupancy in each bedroom, and double occupancy on two double sofa beds in common living areas. The applicant anticipates advertising weekly stays but has not finalized those details. Staff note that Airbnb allows stays ranging from one night to a couple of months, with most platform users advertising stays ranging from two to twenty-eight nights.

The lands are zoned Large Holdings Zone (H2), which does not permit the operation of short-term rentals or temporary accommodations; therefore, a TUP is required.

DISCUSSION

The subject property is owned by the Village of Burns Lake. The Rod Reid Trail passes through the southwest corner of the property and is registered on title as a Statutory Right of Way with the Village of Burns Lake. The property has a barn, a decommissioned tennis court, and an approximately 225 m² (2,430 ft²) house with four-bedrooms and three bathrooms.

The single family dwelling is accessed by an approximately 220 metre driveway and has paved parking for at least five vehicles. Bed and breakfast, the most similar use to Airbnb in the Zoning Bylaw, would require six parking spaces for this property, as the owners would occupy the dwelling, which would not be the case of this property.

Temporary Use Permits Explained

A TUP allows a use not permitted by zoning to occur for up to three years, with the option for the applicant to request that the Board consider renewing the TUP for a maximum of three additional years. After the renewed TUP expires, the applicant can submit a new application to allow the use to continue.

The TUP must be in accordance with the policies identified in the OCP, which allows for the issuance of a Temporary Use Permit in the following circumstances:

“(a) the proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;

(b) the environment would not be negatively affected by the proposed temporary use;

(c) the proposed temporary use will not have adverse effects on neighbouring land uses or property owners;

(d) the applicant has provided, for consideration as part of the application process, a decommissioning and reclamation plan, if the temporary use requires a significant amount of capital investment in a particular location, or otherwise results in the need for site reclamation.

(e) the need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that required decommissioning and reclamation is completed.

(f) the proposed temporary use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR)."

Planning Department Comments

The applicant stated that in addition to using the property for temporary accommodations/ short-term rental, the Village of Burns Lake may use the property for park uses, which are permitted in all zones.

The closest residence to this single family dwelling is almost 400 metres away. The RDBN has not property records or building permit records for the subject property.

Referral and Approval Process

This application is being referred to the Electoral Area B Advisory Planning Commission (APC), and RDBN building inspection, and Lake Babine Nation.

Notice of this application will be published in the Lakes District News informing the public of the time and location of the Board's consideration of the application, and their ability to provide input to the Board in writing. Property owners and tenants within 100 metres of the subject property will be sent a similar notice. A sign must be placed on the subject property at least 10 days before the Board considers the permit. Comments received from the public or referral agencies will be presented to the Board for consideration.

ATTACHMENT

- Site visit photos

Attachment: Site Visit Photos

Photo #1: single family dwelling with yard

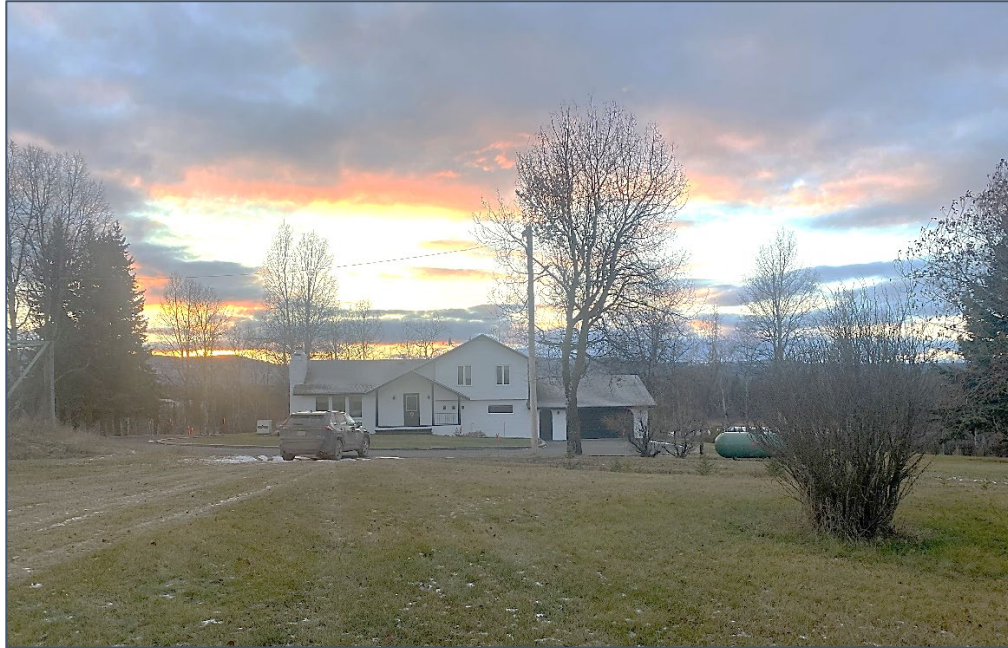


Photo #2: single family dwelling close-up



Photo #3: view of driveway



Photo #4: first parking area



Photo #5: second parking area



Photo #6: decommissioned tennis court



Photo #7: empty barn

