



Temporary Use Permits Bylaw and Development Procedures Bylaw Amendment Updates

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Presentation Outline

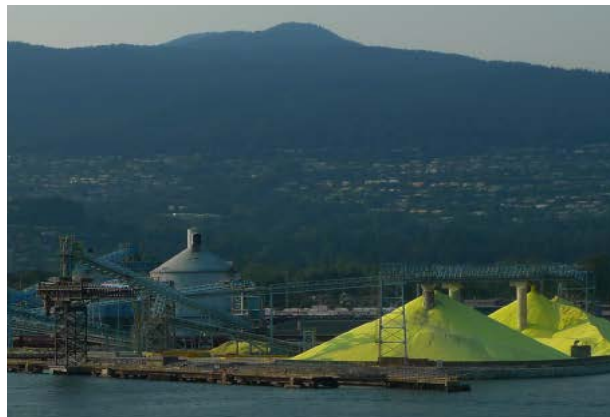
1. Report Purpose
2. Temporary Use Permit Amendment
3. Development Procedures Bylaw Update
4. Next steps

Report Purpose

- To present options to address industrial land use change.
- To update Council on changes to the Development Procedures Bylaw.
- To present three associated draft bylaws for input.

Industrial Lands Review

- November 14, 2016 Council Workshop
- Review industrial lands



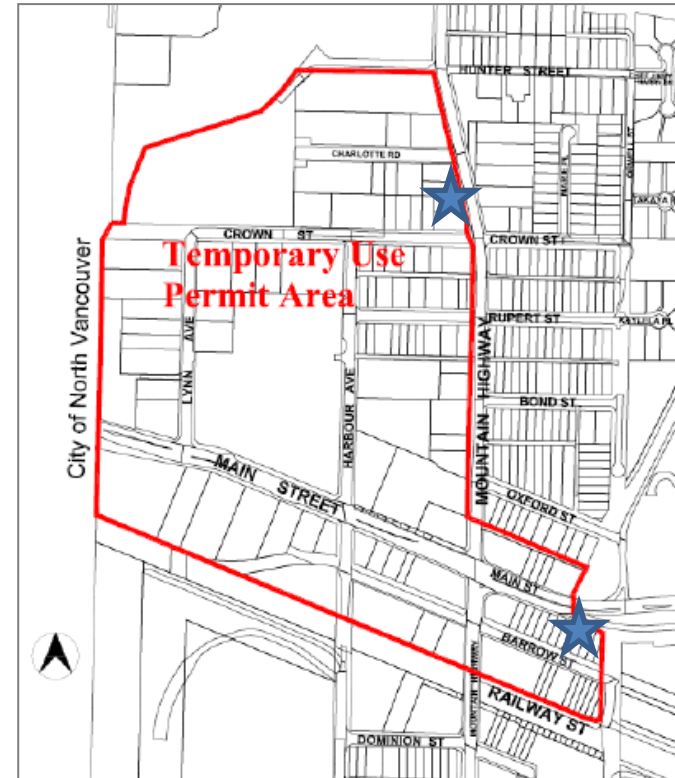
Temporary Use Permits (TUPs)

- Temporary Use Permit designation and conditions in Zoning Bylaw
- TUPs provide conditional variance to use
- Successful tool to allow short term uses (up to 3 years with renewal)

Temporary Use Permit Areas



1015 – 1037 Marine Drive



Lynn Creek

Issued TUPs

1015 – 1037 Marine Drive

- “Taylor’s Crossing” – Fall 2011

Lynn Creek TUP Area

- 407 Mountain Highway – “Esplanade Auto House” – Spring 2011
- 1500 Barrow Street – “Headwater Management” – Fall 2015



TUP Amendments

- Broaden the availability of TUP areas throughout the District
- General housekeeping amendments

Potential TUP Options

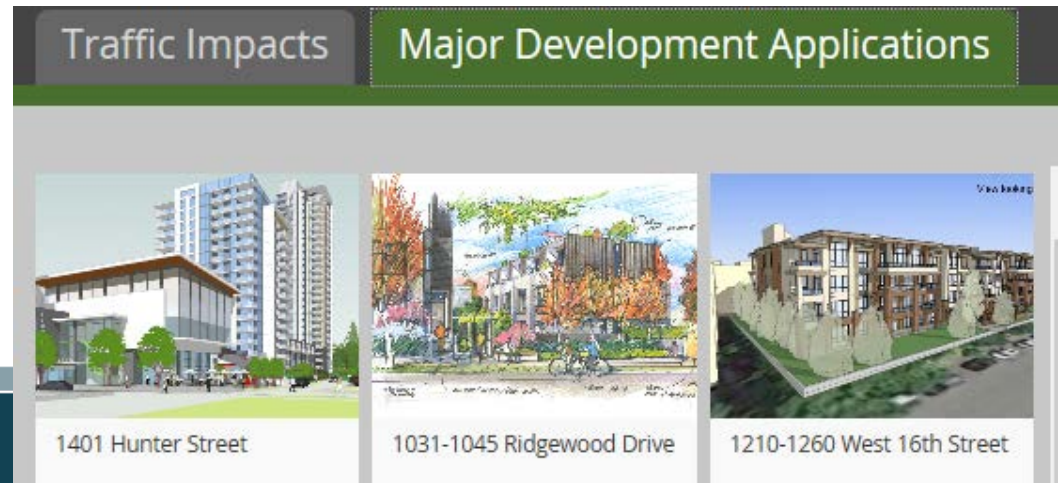
1. Staff delegation with authority to refer to Council
2. Staff delegation limitation options:
 - Issuance but not renewals
 - Time limit: 1 year and under
 - Staff delegation for properties zoned or designated for more intensive uses (i.e. industrial, commercial, institutional or mixed use properties)

Draft Development Procedures Bylaw 8144

- Council Workshop on January 18, 2016
- Council provided feedback with respect to:
 - public notification delivery distance
 - clarity around development application process
 - the need to be able to search for development applications by location on the District's website
 - signage visibility

Development Procedures Bylaw Updates

- Public notification procedure
- Best Practices Guidelines
- Development process flow chart
- Major development applications on Map-based [website](#)



Next Steps

- Council Feedback
- Modify Draft Bylaws based upon input
- Bylaw consideration in a regular Council Meeting
- Bylaw adoption
- Other Policy amendments to ensure consistency

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