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