Temporary Use Permit
Amendments and Development Procedures Bylaw Amendments

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Industrial Lands Review

- Council Workshops: November 2016 and February 2017
- Few vacant industrial parcels, and a relatively high price per square foot
- Businesses looking for options to temporarily relocate to Maplewood
- Businesses stressed flexibility with land use
Development Procedures Bylaw

• Defines procedures for applying to amend the Official Community Plan, Zoning Bylaw, or applying for issuance of a development permit, development variance permit, etc.

• Bylaw outlines the development process including refund of fees and penalties for works conducted without permit.
Temporary Use Permits (TUPs)

- TUP provisions established in 2010
- Delegates authority to General Manager
- 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
Bylaw 8217 - TUP Amendments

- A tool to support industrial businesses
- Designates the entire District as a Temporary Use Permit area;
- Establishes general conditions for temporary uses;
- Housekeeping: Deletes the Development Permit Regulations of the Zoning Bylaw which occur in the Official Community Plan (OCP)
Bylaw 8144 - Development Procedures Bylaw Updates

- Updates the District’s development review procedures
- Housekeeping amendments
- Delegates authority to issue TUPS to the General Manager of Planning except for RS zoned lands outside of the 4 key centres
- Expands the notification radius (75m to 100m min.)
- Increases sign notification time requirements
Recommendation

• THAT “The District of North Vancouver Rezoning Bylaw 1349 (Bylaw 8217)” is given FIRST Reading;

• AND THAT Bylaw 8217 is referred to a Public Hearing;

• AND THAT “Development Procedures Bylaw 8144, 2017” is given FIRST Reading;

• AND THAT “The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8218, 2017 (Amendment 51)” is given FIRST Reading.