



# Temporary Use Permit Amendments and Development Procedures Bylaw Amendments

Dan Milburn, General Manager, Planning, Properties & Permits

Darren Veres, Planner , Development Planning

March 6, 2017

# 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.

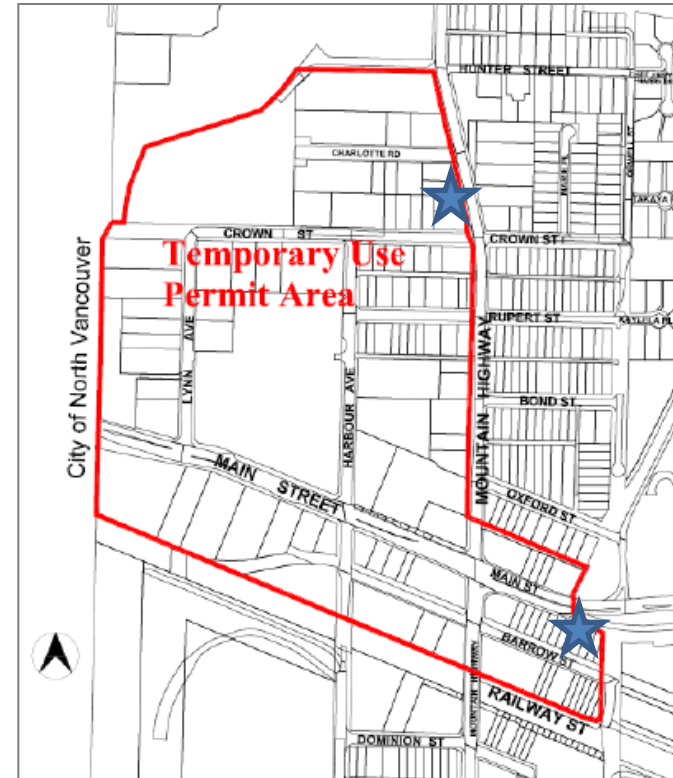
# Temporary Use Permits (TUPs)

- 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.