

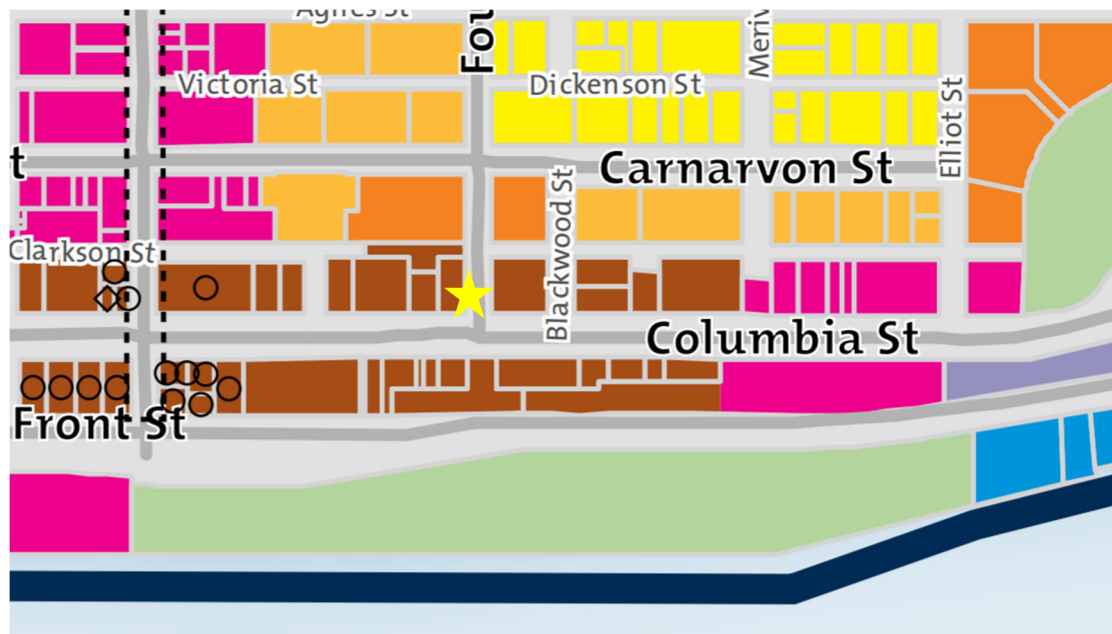
## Attachment 1

### *Land Use Policy and Temporary Use Permits*

## **ATTACHMENT 1 – LAND USE POLICIES AND TEMPORARY USE PERMITS**

### **Official Community Plan**

The Official Community Plan designates the land as Columbia Street Historic Mixed Use which allows for mixed-use (commercial and/or residential) along Columbia Street, with retail, office, service, restaurant, entertainment, arts and culture, recreation at street level. The retention of heritage buildings is expected. Neighbouring properties have the same land use designation. The proposed use is consistent with the Community Plan, and no Official Community Plan amendment would be required.



*Figure 1 - Excerpt from Official Community Plan Land Use Map*

### **Zoning Designation**

The site is zoned C-8 (Commercial). The proposed emergency shelter is not permitted in this zoning district. Therefore, a Temporary Use Permit (TUP) would be required.

### **Temporary Use Permits**

The Local Government Act authorizes municipalities to issue TUPs, which allow uses that would not normally be permitted to operate on a temporary basis. The permits can be issued for a maximum of three years. After that time, they may be extended once by application for an additional three years. Council may attach conditions to the issuance of the permit to ensure mitigation of the impacts of the temporary use on existing businesses and properties. Section 190.46 of the Zoning Bylaw sets out evaluation criteria for TUPs, which is included in Attachment 2.