

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 (OCP) designates the land as Columbia Street Historic Mixed Use which allows for mixed-use (commercial and/or residential) along Columbia Street, with office, restaurant, retail, service, arts and culture, entertainment and 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 Downtown Community Plan, and no OCP amendment would be required.

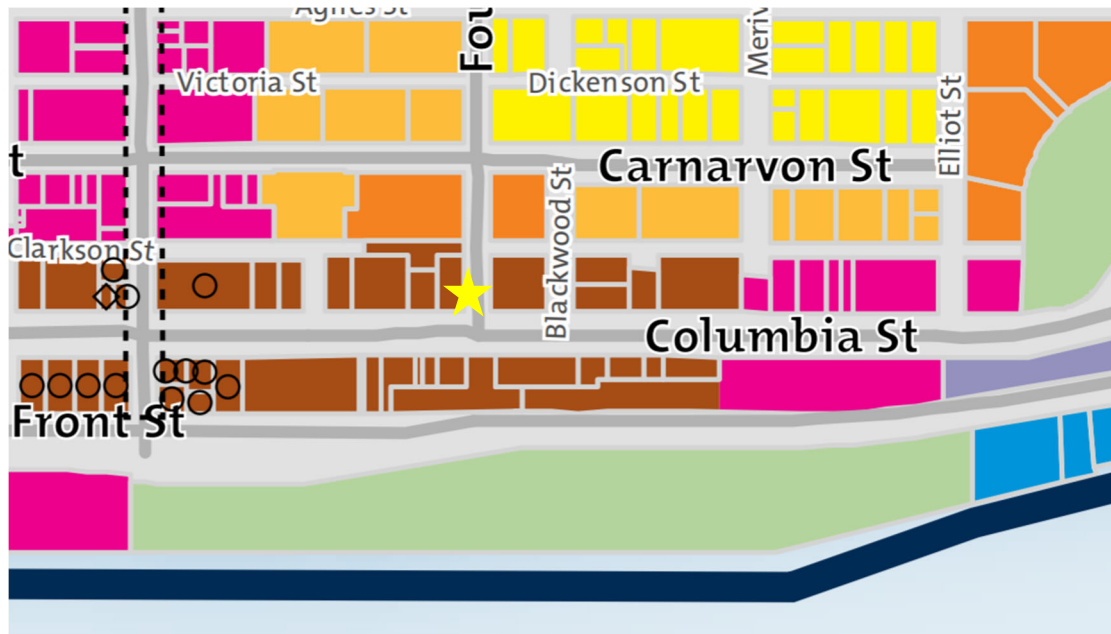


Figure 1 - Excerpt from Official Community Plan Land Use Map

Zoning Designation

The site is zoned C-8 (Columbia Street Historic Comprehensive Development Districts). The proposed emergency winter shelter use 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 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.