

## Attachment 2

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

## **LAND USE POLICY AND TEMPORARY USE PERMITS**

### **Land Use Policy**

The Downtown Community Plan land use designation for this site is Mixed-Use High Density, which envisions mixed-use (commercial and/or residential) high rise buildings. The proposed use is consistent with the Community Plan, and no Official Community Plan Amendment would be required. The site is also located within the Downtown Special Development Permit Area but, as no exterior changes are proposed, no Special Development Permit would be required.

The site is zoned Downtown Mixed Use Districts (High Density) (C-4). The proposed uses associated with the Health Contact Centre are not currently permitted uses in this zoning district. Therefore, a Temporary Use Permit or a Zoning Amendment would be required.

### **Temporary Use Permits**

The Local Government Act authorizes municipalities to issue Temporary Use Permits, which allow uses which would not normally be permitted to operate on a temporary basis.

Temporary Use Permits are issued for a maximum of three years and, after that time, may be extended by application for an additional three years. Council may attach terms and conditions to the issuance of the Temporary Use Permit to ensure that the impacts of the temporary use on existing businesses and properties are mitigated.