

Request for Decision



To: Regular Meeting

From: **Development and Engineering Services**

Date: April 23, 2018

Subject: Temporary Use Permit for Tourist Commercial / Special Events Camping

Recommendation: **THAT Council grant a Temporary Use Permit for Tourist Commercial / Special Event Camping with special event and recreational activities to CannaFest Music Festival Ltd. on land zoned Small Lot Residential (R-2), legally described as Lot 1 District Lots 380 & 520 SDYD Plan KAP64274.**

Background

- CannaFest Music Festival Ltd. (CannaFest) has applied to the City for a Temporary Use Permit (TUP) to host RV and tent camping for special events such as CannaFest on their property between 68th and 70th Ave south of Silver Kettle. Related recreational activities or special events may also be held on the site from time to time.
- The subject property is an unserviced, vacant field 2.78 hectares in size and is legally described as Lot 1 District Lots 380 & 520 SDYD Plan KAP64274. It is zoned R-2 (Small Lot Residential) and is in the Low Density Residential land use in the Official Community Plan.
- CannaFest proposes to fence the property, prepare the landscape for unserviced RV sites, install irrigation for dust control and keeping the field green, and construct a pavilion and water / charging station near one of the entrances. Guests would then be able to walk or bike the three blocks to James Donaldson Park or have other shuttle or carpooling options. Site lighting would be limited to access and egress locations and amenities, and driveway accesses would be placed away from nearby residential areas to avoid traffic conflicts.
- Under the Local Government Act, TUPs must be advertised in the local newspaper not more than two weeks and not less than three days from the day of decision, which has been completed. Letters were sent to adjacent property owners notifying them of the proposed Temporary Use change and time of decision. Furthermore, notices were posted at adjacent multi-family residential properties as well as on the City website and Facebook page.
- The TUP is for three years and may be renewed once to provide a total of 6 years, so the land is not 'locked up' as it would be with a rezoning, and is available for future development into residential lands once it is feasible to pursue such development.

Benefits or Impacts

Strategic Impact



Economic Growth

- We foster a vibrant economic environment
- We are open yet disciplined in land development decisions

Policy/Legislation

Local Government Act; Official Community Plan; Zoning Bylaw

Attachments

Site plan for CannaFest TUP area.

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Options

1. RESOLVED THAT Council accepts the report.
2. RESOLVED THAT Council does not accept the report.
3. RESOLVED THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	20180423-RMC-RFD-DevEng-TouristCommercialTUP.docx
Attachments:	- Lot 1 68th Varabioff TUP map reduced.pdf
Final Approval Date:	Apr 16, 2018

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Apr 16, 2018 - 8:29 AM

Diane Heinrich - Apr 16, 2018 - 11:49 AM