

Request for Decision



To: Committee of the Whole
From: **Development and Engineering Services**
Date: April 9, 2018
Subject: Temporary Use Permit for Tourist Commercial / Special Event Camping
Recommendation: **THAT Committee of the Whole recommends to Council at the April 9, 2018, Regular Meeting to direct staff to proceed with statutory requirements for public notice of the decision at April 23, 2018, Regular Meeting regarding the Temporary Use Permit for Tourist Commercial / Special Event Camping purposes 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.
 - 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. Letters would also be sent to adjacent property owners notifying them of the proposed Temporary Use change and time of decision. If Council directs staff to proceed with notification for April 23 decision, staff have notices prepared to send out to affected parties and the newspaper.
 - 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 with a rezoning and is available for future development into residential lands once it is economically 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.

Recommendation

THAT Committee of the Whole recommends to Council at the April 9, 2018, Regular Meeting to direct staff to proceed with statutory requirements for public notice of the decision at April 23, 2018, Regular Meeting regarding the Temporary Use Permit for Tourist Commercial / Special Event Camping purposes on land zoned Small Lot Residential (R-2), legally described as Lot 1 District Lots 380 & 520 SDYD Plan KAP64274.

Options

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