

Request for Decision



To: Regular Meeting

From: **Development, Engineering and Planning**

Date: June 10, 2019

Subject: Final Approval - Temporary Use Permit – Day Parking Lot for Cannafest on the 2200 Block of 68th Avenue (FILE: TUP1901)

Recommendation: **THAT Council grants a Temporary Use Permit for a Day Use Parking Lot on lands zoned R1 – Single and Two Family Residential, located on the 2200 Block of 68th Avenue; legally described as Parcel Z, Plan KAP35, District Lot 380, Land District 54, Except Plan 10223, KAP47308 and KAP56956; PID 008-286-701.**

Background

At its Regular meeting of May 6, 2019, Council considered this proposal for a temporary use permit to accommodate a day use parking lot (for Cannafest) and directed staff to proceed with the statutory requirements for public notice as required by the Local Government Act.

Proposal

The temporary parking area will accommodate organized day parking for the 3 day Cannafest Music Festival held in August. The temporary use permit, if approved, would be valid for a period of three years (renewable upon application for an additional three years).

Further details about this proposal are:

- The property is 2.7 hectares (6.7 acres) in size and is zoned R1 – Single and Two-family Residential (which does not permit parking lots as a single use on a lot);
- The property will be fenced along 70th and 68th Avenues during the Cannafest event;
- No overnight parking will be permitted;
- Parking operations will be managed by on-site security/patrol and patrons will walk to the event site or take a shuttle;
- A temporary use permit was issued in 2018 to accommodate RV camping immediately west of this site (the site has been fenced and irrigated); and
- A fire protection/suppression and a dust control plan will be in effect while the site is used for parking.

Public Notification

Notification of the permit application was advertised in the May 29th issue of the Grand Forks Gazette and letters were sent out to 42 property owners within 30 metres of the site. No comments have been received to date. Any comments received will be transmitted to City Council prior to or at the Council meeting on June 10th.

Conclusion

The legislative requirements and public notification process for this temporary use permit application are complete and to date, no comments have been received. Subject to Council's consideration of any public input subsequently received as a result of the notification, it is appropriate to approve the Temporary Use Permit No. 1901 (see draft permit attached).

Benefits or Impacts

General

As a temporary use, the lot can be redeveloped at anytime for it's intended use as low density residential.

Strategic Impact



Community Engagement

- The public and immediate neighbourhood was invited to review and comment on this proposal. To date no concerns have been expressed.



Community Livability

- Dust mitigation and fire protection will be undertaken to mitigate any impacts on the neighbourhood while the parking lot is in use. An operations plan will ensure orderly and secure parking options for festival patrons.



Economic Growth

- The parking area will foster and support this major community event which brings economic benefits to the entire community.



Fiscal Responsibility

- No City financial or staff resources will be used in the operation of this parking area.

Policy/Legislation

The Local Government Act and the Official Community Plan

Attachments

Draft Temporary Use Permit No. 1901

Recommendation

THAT Council grants a Temporary Use Permit for a Day Use Parking Lot on lands zoned R1 – Single and Two Family Residential, located on the 2200 Block of 68th Avenue; legally described as Parcel Z, Plan KAP35, District Lot 380, Land District 54, Except Plan 10223, KAP47308 and KAP56956; PID 008-286-701.

Options

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

**THE CORPORATION OF THE CITY OF GRAND FORKS
TEMPORARY USE PERMIT NO. 1901**

D R A F T

Issued to: 1185487 BC LTD

(the "Owner")

Address of Owner: 458 - 2242 KINGSWAY
VANCOUVER BC V5N 5X6

Date of Issuance: June ____, 2019

1. This Temporary Use Permit is issued subject to compliance with all statutes, bylaws, orders or agreements, except as specifically varied by this permit.
2. This Temporary Use Permit applies to those lands within the City of Grand Forks, with the legal description as follows:

Parcel Z, Plan KAP35, District Lot 380, Similkameen Division of
Yale Land District, Except Plans 10223, KAP47308 and KAP56956

(the "Land")

3. The temporary use permitted on the Land shall be:
 - a. Day use parking lot.
 - b. Uses accessory to the operation of the parking lot.
4. The temporary use shall be carried out according to the following:
 - a. The site will be fenced while in use.
 - b. The site will be irrigated for dust control while in use.
 - c. A fire protection and suppression control plan will be in place while in use.
 - d. Driveway accesses shall be located away from nearby residential areas.

5. Notice of this permit shall be filed in the Land Titles Office at Kamloops, B.C. under Section 503 of the Local Government Act and upon such filing, the terms of this permit or any amendment hereto, shall be binding upon all persons who acquire an interest in the land affected by this permit.
6. This permit shall lapse on or before three years from the date of issuance.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of the temporary use permit. This temporary use permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL FOR THE CORPORATION OF THE CITY OF GRAND FORKS AT A REGULAR MEETING HELD THE 10TH DAY OF June, 2019.

ISSUED THIS _____ day of June, 2019.

MAYOR BRYAN TAYLOR

CORPORATE OFFICER
DANIEL DREXLER

Report Approval Details

Document Title:	2019-06-10-TUP 1901-Cannafest Day Parking Final Approval.docx
Attachments:	
Final Approval Date:	May 31, 2019

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

Dolores Sheets - May 31, 2019 - 3:20 PM

Diane Heinrich - May 31, 2019 - 3:31 PM