

Request for Decision



To: Regular Meeting
From: **Development, Engineering & Planning**
Date: November 25, 2019
Subject: Temporary Use Permit Application – Personal Seasonal Recreational Use at 6380 12th Street (File: TUP1902)
Recommendation: **THAT Council direct staff to proceed with the statutory requirements for the public notice respecting a Temporary Use Permit Application for Personal Seasonal Recreational Use at 6380 12th Street.**

Background

The City has received a temporary use permit application from the owner of 6380 12th Street to build a structure, complete with a platform constructed above the flood construction level, to house a park model recreation vehicle for personal, seasonal, recreational use and no commercial use. The temporary use permit would be valid for a period of 3 years if approved. The temporary use permit is renewable, upon application by the permit holder, for an additional period of three (3) years.

Temporary Use Permit Application details:

1. The property is within the floodplain as designated by Bylaw 1402. The area where this parcel is located, including the roadway, were flooded in the 2018 flood event.
2. The property is 4.266 acres (1.71 hectares) in size
3. The property is zoned R-4 (Rural Residential). It appears that the closest principal use currently is farm operations in part because the property lies in the floodplain.
4. The structure would be built at least 30 meters from the natural boundary of the Kettle River as required by Bylaw 1402.
5. The recreational space will not be used as a permanent residence.
6. The structure will be equipped with wastewater holding tanks to be maintained and pumped on a regular basis to ensure that no spillage or overflow of water occurs from the holding tanks to the land.
7. Any landfill required to support the floor system or pad shall not extend within any setback from a watercourse or body of water specified by the floodplain bylaw.

Further application and site information is attached as Appendix A.

If Council approves this application to move forward the following would occur:

1. The permit application would be advertised in the Gazette
2. Neighbours within 30m of the property boundary would be notified of the application.
3. A draft permit would be prepared and would be made available for the public to inspect.

4. Public comments and feedback received by staff on this Temporary Use Permit would be forwarded for Council's consideration at the next regular council meeting.

Benefits or Impacts

General

As a temporary use the property can be redeveloped at anytime for its intended use as R-4 (Rural Residential).

Strategic Impact



Community Engagement

- An ad will be placed in the Gazette and a notice will be sent to neighbours within 30m of the property boundary and comments will be encouraged regarding this temporary use permit.



Community Livability

- The intended use is generally compatible with surrounding properties.



Economic Growth

- The temporary use permit will allow the owner to use this property that is in the floodplain. The property will be used for personal, seasonal, recreational use and such use would likely be outside of the flood windows.



Fiscal Responsibility

- No City financial or staff resources will be required for this temporary use.

Policy/Legislation

Local Government Act, The Official Community Plan, The Community Charter, The Floodplain Bylaw, The Zoning bylaw.

Attachments

Appendix 'A' - Applicant and Site Information

Recommendation

THAT Council direct staff to proceed with the statutory requirements for the public notice respecting a Temporary Use Permit Application for Personal Seasonal Recreational Use at 6380 12th Street.

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.