

PART 4 PROCEDURES

401 Development Permits

- (1) An owner of land that is designated as a *development permit area* in an Official Community Plan must obtain and hold a development permit prior to:
 - (a) constructing, adding to, or altering a *building* or *structure* except:
 - (i) when alterations or repairs are required to the exterior of the *building* as a result of water damage
 - (ii) when alteration or repairs are required to the exterior of the *building* as a result of fire damage resulting in less than 75% of the building's value above its foundations, as determined by the *Building Inspector*;
 - (iii) adding to or altering an existing *building* or other *structure*, with a total value of less than \$150,000, and that is compatible with the Development Permit Guidelines in the Official Community Plan;
 - (iv) a *building* or *structure* for a *one-family residential use*; and
 - (v) a *temporary building*.
 - (b) altering a *building* or *structure* on a designated provincial or municipal heritage site;
 - (c) altering land within an area designated for protection of the natural environment or protection of development from hazardous conditions;
 - (d) altering land within an area designated for revitalization of an area in which a *commercial use* is permitted, or a *building* or *structure* on that land.

402 Temporary Use Permits

(1) Designated Areas

Subject to Council approval and issuance of a Temporary Use Permit, Temporary Use Permits are permitted in the following areas only:

- (a) All properties within an agricultural and resource zone outside of the Agricultural Land Reserve and any commercial zone, service commercial zone, service station zone, industrial zone or comprehensive development zone in the City are designated a Temporary Use Permit Area.
- (b) In addition to Section 402(1)(a) above, Temporary Use Permits may be allowed on the following lots:

Parcel Identifier No.	Address	Allowable Use
012-241-369 009-473-114 009-473-131	1025 Brunette Avenue 1027A Brunette Avenue 1029 Brunette Avenue	Office Use, limited to a bank.
009-334-239	1401 Austin Avenue	<i>Non-accessory off-street parking</i> , limited to visitors and patrons of 1393 Austin Avenue (Hillside Community Church)
005-704-146 115-494-940 005-754-119	2601 Spuraway Avenue 1160 Lansdowne Drive 1636 Regan Avenue	<i>Emergency shelter</i> for a maximum of thirty (30) people not to exceed 31 consecutive days of operation and not to exceed two calendar months of operation during the period of November to March. Program operation will comply with the terms and conditions set out in the Housing Agreement registered on the title of each property.

(2) Conditions

Temporary commercial or industrial permits will be subject to conditions regarding the use of the land and a termination date of the permit.

- (a) In considering the issuance of a temporary commercial or industrial permit, *Council* will use criteria it deems reasonable which may include:
 - (i) that the temporary use will operate at an intensity of use suitable to the surrounding area;
 - (ii) that the temporary use will be compatible with regard to use, design and operation with other surrounding land uses;
 - (iii) that the temporary use will operate on a temporary basis only and includes plans, or a letter of undertaking, to terminate the use prior to the expiry date of the permit.
 - (iv) a financial security to ensure the temporary use is removed and the site appropriately restored.