

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: July 31, 2023

Subject: Temporary Use Permit Application 4520-20-23-01

RECOMMENDATION:

THAT Council authorizes approval in proceeding with Temporary Use Permit 4520-20-23-01.

BACKGROUND:

The Royal Canadian Legion Branch 273 would like to apply for a Temporary Use Permit (TUP) for the placement of a sea-can on their property at 357 Skeena Drive. The sea-can will serve as a secure storage solution to accommodate the gymnastic equipment that the Royal Canadian Legion Branch 273 purchased (estimated value of \$20,000.00). The need for additional storage comes from the impending demolition of Mac 1 Elementary School where the gymnastics equipment was previously stored.

Location and Duration of Placement:

The Royal Canadian Legion Branch 273 has identified a suitable location within their property at 357 Skeena Drive, which will have minimal impact on the surrounding area and will not obstruct pedestrian or vehicular traffic. The requested duration for the placement of the sea-can is the full term of the TUP (3 years) or until a decision is made to keep or sell the gymnastic equipment, which will allow the Royal Canadian Legion Branch 273 to assess its effectiveness and explore alternative storage solutions in the long term.

Mitigation Measures:

To ensure that the presence of the sea-can does not cause any negative impact, staff will ask to implement the following mitigation measures:

Landscaping: Landscape around the sea-can to improve its visual aesthetics.

Safety Measures: The sea-can will be securely anchored to the ground to withstand adverse weather conditions, and access to it will be limited to authorized personnel only. The storage of combustible or flammable materials in the shipping container will be prohibited.

Compliance with Codes and Regulations: Adhering to all relevant building codes and regulations during the placement and use of the sea-can.

Removal Plan: At the end of the permit period, the prompt removal of the sea-can from the premises, restoring the area to its original condition.

Public Benefit:

As a non-profit organization, The Royal Canadian Legion Branch 273 are dedicated to enhancing the well-being of our community through various initiatives. The sea-can will enable them to deliver services more efficiently, specifically, storage of gymnastics equipment, ultimately benefiting the residents and contributing to the betterment of the local community.

Due to this public benefit the Royal Canadian Legion Branch 273 is asking Council the waive the temporary use permit fee of \$500.

Technical Review:

Administration has conducted a technical review as per the District of Mackenzie's Development Procedure Manual and included a review of:

- Impacts on adjacent properties
- Views and privacy
- Appropriateness of use
- Health and safety
- Provisions listed in the OCP

A copy of the technical review is attached to the report.

CONSIDERATION

Council is being asked to proceed with the permit application. If approved, Administration will refer the permit to the technical agencies for additional feedback as well as notifying neighbouring properties to give them a chance to voice concerns.

NEXT STEPS

If Council supports staff's recommendation the following would be completed:

- Agency review would be conducted;
- Neighbouring properties within 100m from the property line would be notified; and
- Submit final report to Council for approval.

ALTERNATIVE DECISIONS

After Council reviews the information submitted, there are two (2) options:

- Authorize notification of Council's approval in proceeding, or
- Deny the application

If denied, the applicant may not re-apply for a Temporary Use Permit until six (6) months after the date of refusal. Under Section 460 of the *Local Government Act*, the required time limit for any re-application may be reduced by an affirmative vote of at least 2/3 of Council members.

COUNCIL PRIORITIES:

Community and Social Development

- Our investment in the municipality's services and infrastructure, our commitment to principles of social equity and well-being, and our belief in the value of resident engagement, creates a healthy community in which everyone feels valued and enjoys a high quality of life.

RESPECTFULLY SUBMITTED:

Luke Thorne, Land & Environmental Coordinator

Reviewed By: Corporate Services

Approved By: Chief Administrative Officer