

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: September 6, 2023

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

RECOMMENDATION:

THAT Council authorizes approval in issuing Temporary Use Permit 4520-20-23-01 to the Royal Canadian Legion Branch 273 for the purpose of storing recreation equipment.

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.

Development Procedure

Administration commenced the Temporary Use Permit process as outlined in the District of Mackenzie's Development Procedures. Staff conducted the following:

1. Technical and Policy Review
2. Technical Agency Referral
3. Notification of neighbouring properties within a 100-meter radius of the proposed development

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.

Technical Agency Referral

| Agency Name | Response |
|-------------------------------|---|
| DoM Operations – Public Works | "No concerns at this time" |
| DoM - Fire Department | "No concerns at this time. Applicant must follow proper shipping container regulations outlined in Zoning Bylaw 1368, 2017 as amended." |

Notification Neighbouring Properties

Properties within a 100-meter buffer of 357 Skeena Dr were delivered a notice, indicating the purpose of the permit, lands subject to permit, and the time and date the permit is to be considered by Council. Administration has not received any comments or responses from neighbouring properties within a 100-meter radius of the proposed development. This report has been published prior to the deadline of September 9th, 2023 at 4:30 pm and any additional feedback brought before this will be attached and brought to the Regular Council Meeting of September 11th, 2023.

Recommendation

As a result of the technical agency and public reviews of this permit application, Administration is recommending its approval. A copy of the proposed Temporary Use Permit has been attached for Council consideration.

ALTERNATIVE OPTIONS:

1. Deny the Temporary Use Permit as presented
2. Amend and issue the Temporary Use Permit
3. Table consideration of the application so additional information can be provided

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 and Environmental Coordinator

Reviewed By: Corporate and Financial Services

Approved By: Chief Administrative Officer