

PART 4 PROCEDURES

401 Development Permits

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 to, 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 *single-detached dwelling*, which may contain no more than one enclosed *accessory dwelling unit*; 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

All properties outside of the Agricultural Land Reserve in the *City* are designated a Temporary Use Permit Area.

(2) Conditions

Temporary Use 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 Use Permit, *Council* will use conditions 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 land *uses*;
- (iii) that the temporary use will operate on a temporary basis only and excludes, 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