

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 \$500,000, 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 *dwelling unit*; and
 - (v) a *temporary building*.
- (b) altering land within an area designated for protection of the natural environment or protection of development from hazardous conditions.

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