



## 11 Temporary Use Permits

Under the *Local Government Act* section 921, Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain very detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.

Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time – maximum 3 years with a possible one time extension to a maximum of an additional 3 years. They are not a substitute for a rezoning in accordance with the Zoning Bylaw of the Regional District.

### Objectives

There are important objectives that form a framework for the policies:

- O1 Allow opportunity for the consideration of the issuance of a Temporary Use Permit in order to permit a temporary use to continue while a more suitable location for the use is determined or a rezoning application is completed.
- O2 Allow opportunity for the consideration of interim activities such as gravel extraction prior to development.
- O3 Ensure that Temporary Use Permits are not considered a substitute for a rezoning application.

## Policies

The specific policies are:

- P1 Consider the issuance of Temporary Use Permits based upon the following general conditions;
  - l. The use must clearly be temporary or seasonal in nature;
  - m. The temporary use should not create an unacceptable level of negative impact on surrounding permanent uses; and
  - n. In the case of the discovery of a use already underway that does not conform with Zoning Bylaw No. 871, there is either an undertaking to initiate a rezoning application under Zoning Bylaw No. 871; or, an outline provided of when and how the temporary use in that location will be concluded.
- P2 Other conditions in the Temporary Use Permit may include, but are not limited to; the buildings being used, the area of use, the hours of use, appearance, site rehabilitation, and the holding of a security bond by the Regional District to ensure compliance.
- P3 The issuance of Temporary Use Permits can be considered throughout the plan area in all OCP designations.