



Staff Report to Council

DATE: Monday, October 23, 2023

DEPARTMENT: Planning

APPLICATION NO.: TUP20-0006

SUBJECT: Renewal of TUP20-0006 for additional Victoria Contracting & Municipal Maintenance Corporation employee parking at 988 McCallum Road.

BACKGROUND:

At their regular meeting held December 7th, 2020, Council issued TUP20-0006 to allow for additional employee parking for Victoria Contracting & Municipal Maintenance Corporation (VCMC) at 988 McCallum Road subject to numerous conditions.

Graham Harrison of VCMC has applied on behalf of the property owner, Derek Harrison, to renew the temporary use permit TUP20-0006 to allow the use to continue at the subject property for an additional three years. The permit expires on December 7th, 2023. The staff report for the original application is attached as Appendix A with additional background information.

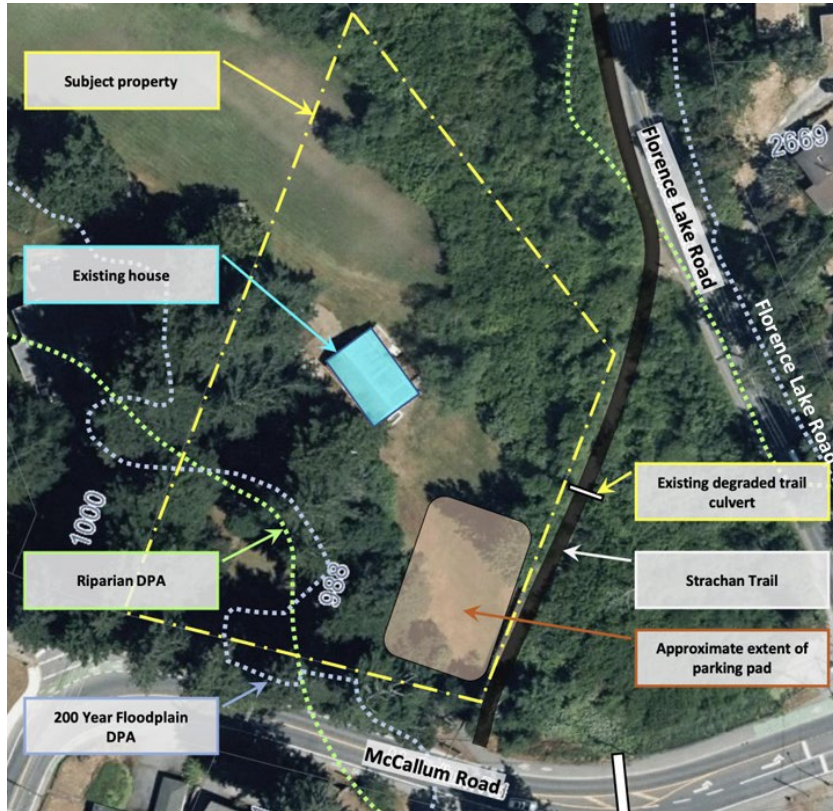
COMMENTARY:

As noted above, the applicant wishes to renew TUP20-0006 to allow for the additional parking for VCMC operating out of a nearby site to be located on the residentially zoned property at 988 McCallum Road for an additional term of three years.

The TUP20-0006 was issued with the following terms and conditions:

- a. That the applicant must, prior to TUP issuance, complete the following:
 - i. Provide to the City, a landscape plan for the replanting and site remediation completed by Qualified Environmental Professional (QEP).
 - ii. Provide to the City, landscape bonding in the amount of the estimated works to be completed as per the landscape plan completed by the QEP.
- b. That only the portion of the property indicated in Figure 2 may be utilized for the employee parking;
- c. That all recommendations of the Environmental Professional Opinion Memorandum prepared by Craig Barlow, RPBio, are implemented and adhered to through the term of use for employee parking.

Figure 1: Parking pad location of subject site



The original report pertaining to the application has noted that the subject site will not be used for large automobiles related to the nearby work site and will only be used for personal vehicles of staff. At the time of issuance, Council did not deem it necessary to include limitations on which vehicles could park at the site as a condition. Given the proximity of the site to Florence Lake and permeable nature of gravel pad used for vehicle parking Council may wish to add a condition that limits the types of vehicles that can be parked on the subject property to staff personal vehicles and prohibit heavy equipment storage at the site. Council may also wish to note that condition “a” of the TUP20-0006 was completed prior to TUP issuance, as required.

This use has been operating at the location for nearly three years now. Over this time, the City’s Bylaw Enforcement Department has not received any complaints with regards to the operation, and staff are not aware of any instances of non-compliance with the conditions outlined in the TUP or Zoning Bylaw 300.

FINANCIAL IMPLICATIONS:

No financial implications associated with this TUP renewal application.

LEGAL IMPLICATIONS:

Pursuant to S. 497 of the *Local Government Act*, the City may issue a TUP for a period of up to three years. The *Local Government Act* also allows a temporary use permit to be extended for a maximum of an additional three years. If the holder of a TUP wishes to conduct the temporary use beyond 6 years, they are required to make a new application to Council for a TUP or apply for rezoning.

OPTIONS:

Option 1

THAT Council renew TUP20-0006 to allow for additional employee parking at 988 McCallum Road for a period of three years subject to the following conditions:

- a. That only the portion of the property indicated in Figure 1 may be utilized for the employee parking;
- b. That all recommendations of the Environmental Professional Opinion Memorandum prepared by Craig Barlow, RPBio, are implemented and adhered to through the term of use for employee parking; and
- c. That the lot is not use for parking of large automobiles related to the nearby work site and is only limited to personal vehicles of staff.

Option 2

THAT Council renew TUP20-0006 to allow for additional employee parking at 988 McCallum Road for a period of three years subject to the following conditions:

- a. That only the portion of the property indicated in Figure 1 may be utilized for the employee parking; and
- b. That all recommendations of the Environmental Professional Opinion Memorandum prepared by Craig Barlow, RPBio, are implemented and adhered to through the term of use for employee parking.

OR Option 3

THAT Council take no action with respect to renewing TUP20-0006 at 988 McCallum Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____;

SUBMITTED BY: Anastasiya Mysak, Planning Technician

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer