



Request for Decision

Temporary Use Permit #49
Office Trailer - Taicheng
Development Group, Area D

Date of Meetings: EAD/Board Meetings – April 5/19, 2017

Recommendations:

THAT the Board approve Temporary Use Permit No. 49 to Taicheng Development Corporation for a three-year term in order to allow for an office trailer onsite, and that the permit be issued.

THAT the Chief Administrative Officer or Secretary be authorized to execute Temporary Use Permit #49.

Attachments:

Appendix 1: Temporary Use Permit #49

Key Information:

The SLRD received a Temporary Use Permit (TUP) application proposing an office trailer on part of the Taicheng lands associated with the South Britannia development project for a period of three years. This proposed office trailer is already located at the site, and the TUP would legitimize the use as the current zoning of the property under Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 does not allow for an office as a permitted land use. The office is intended for the Taicheng company's use; not for a sales office. The site location map attached as Appendix 1 shows the general location of the trailer on the property legally described as Lot A, Plan VAP21576, District Lot 1538, Group 1, Except Part Dedicated Road on Plan BCP28651 & District Lot 2001 and 7034.

The office trailer will be served by an existing well for potable water that is subject to approval by the Vancouver Coastal Health Authority (VCHA). The existing well is located approximately 75 m from the office trailer. A 500 gallon (1,892.71 L) septic tank onsite will provide for sewage service and be pumped out every two weeks. This system is also subject to approval by the Vancouver Coastal Health Authority.

Parking will be provided onsite for users of the office. It is not intended or anticipated by the applicant that large numbers of public visitors will visit the office. However, visitor parking will be available in addition to staff parking. The site area for the trailer office includes sufficient space for a reasonable number of office and visitor parking spaces.

The neighbouring properties within 150 m were sent a notification, and the newspaper advertisements were placed in the Squamish Chief as per the *Local Government Act* requirements. Any responses from the public will be presented to the Board at the April 19, 2017 meeting.



Options:

- (1) Approve and issue TUP #49 for three years.
- (2) Do not approve or issue TUP#49 for three years, or approve it for one or two years only.
- (3) Other, as determined by the Board.

Preferred Option: Option 1 is the preferred option as the proposed TUP is intended to provide an onsite office for the Taicheng company as they continue to work on the OCP and Zoning amendment application for the South Britannia project. The use will be discontinued and the office removed once development starts, if the Taicheng South Britannia OCP/rezoning application proceeds.

Regional Considerations: This is a temporary office use for the Taicheng Development Corporation as it works on its major rezoning application.

Submitted by: I. Holl, Senior Planner

Reviewed by: K. Needham, Director of Planning & Development Services

Approved by: L. Flynn, Chief Administrative Officer

APPENDIX 1



TEMPORARY USE PERMIT TUP NO. 49

ISSUED TO:

Taicheng Development Corporation
27154 Sea to Sky Highway 99
Britannia Beach, BC
V0N 1J0
Acting Agent: Dongmin (Alex) Wang Owners have authorized <i>Alex Wang</i> as representative of <i>Taicheng Development Corp.</i>

(hereafter the Permittees)

1. This Temporary Use Permit ("TUP") is issued subject to compliance with all of the bylaws of the Squamish-Lillooet Regional District (SLRD) applicable thereto, except those specifically varied or supplemented by this TUP.
2. This TUP is not a building permit. All buildings and structures over 100 square feet require a building permit.
3. This TUP applies to those lands within the SLRD described below and any and all buildings, structures, and other development thereon (the "Subject Property"):

PID: 010-077-227; Lot A, Plan VAP21576, District Lot 1538, Group 1, Except Part Dedicated Road on Plan BCP28651 & District Lot 2001 and 7034

The Subject Property is identified on the Subject Property Map, attached as **Schedule 1** and forming a part of this TUP.

4. In addition to the existing provisions of Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 as amended from time to time ("Bylaw No. 1350-2016"), or any bylaw replacing Bylaw No. 1350-2016, the Subject Property shall be used for one office trailer and attendant staff and visitor parking in the location identified on the map attached as Schedule 2 and forming part of this TUP.
5. Uses permitted under section 4 of this TUP shall be subject to the following conditions:
 - a) parking areas may not be paved and must contain a maximum of:
 - i. 12 employee parking spaces
 - ii. 6 visitor parking spaces
 - b) garbage and other waste shall be managed with bear proof bins;
 - c) A report shall be prepared by a qualified professional as of the date of expiry of this TUP, that the Subject Property has been used as described under this TUP, The report shall verify that the temporary use area under this TUP is free of fuel or

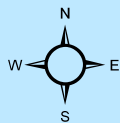
hazardous materials contamination and refuse, and restored as reasonably as possible to the same condition as it was on the commencement date of the TUP. This report must be submitted no later than May 1, 2020.

- d) no land alteration may occur;
 - e) The Permittees must receive all of the applicable permits from the Vancouver Coastal Health Authority with respect to the use of the Subject Property under this TUP; and
 - f) The Permittees must receive all of the applicable permits from the Ministry of Transportation and Infrastructure with respect to the use of the Subject Property under this TUP.
6. Any costs incurred with respect to the requirements of this TUP will be at the sole cost of the Permittees.
7. The Subject Property described herein shall be developed in strict accordance with the terms and conditions and provisions of this TUP.
8. Pursuant to both section 496 and section 502 of the *Local Government Act*, and as a condition of the issuance of this Temporary Use Permit, the Regional District will require the security set out below be provided by April 30, 2017 and prior to this TUP coming into effect. This security is to ensure that the Permittee carries out the development in accordance with the terms and conditions of this Temporary Use Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The conditions for posting of the security are as follows:
- a) should the Permittee fail to carry out development hereby authorized according to the terms and conditions of this Temporary Use Permit or any remediation required thereby, the Regional District may use the security to carry out the remediation of the development permitted by this Temporary Use Permit;
 - b) where there is a default of any of the conditions set out in section 5 of this Temporary Use Permit, the entire amount of the security shall forthwith forfeit to the Squamish-Lillooet Regional District.
- There is filed accordingly:
- An Irrevocable Letter of Credit payable to the Squamish-Lillooet Regional District in the amount of \$5,000.00.
9. This TUP expires on April 19, 2020.
10. Any application to amend this TUP shall be considered a new temporary use permit application.
11. As per section 497(2) of the *Local Government Act*, this TUP may be renewed for a minimum of 1 year and a maximum of 3 years.

AUTHORIZING RESOLUTION PASSED BY THE BOARD

THIS	19 th	DAY OF	APRIL, 2017.
ISSUED THIS	19 th	DAY OF	APRIL, 2017

Lynda Flynn
Chief Administrative Officer



Britannia Beach North

Subject Property
PID 010-077-227
Lot A, Plan VAP21576, District Lot
1538, Group 1, NWD, Except Part
Dedicated Road on Plan
BCP28651 & District Lot 2001 and
7034.

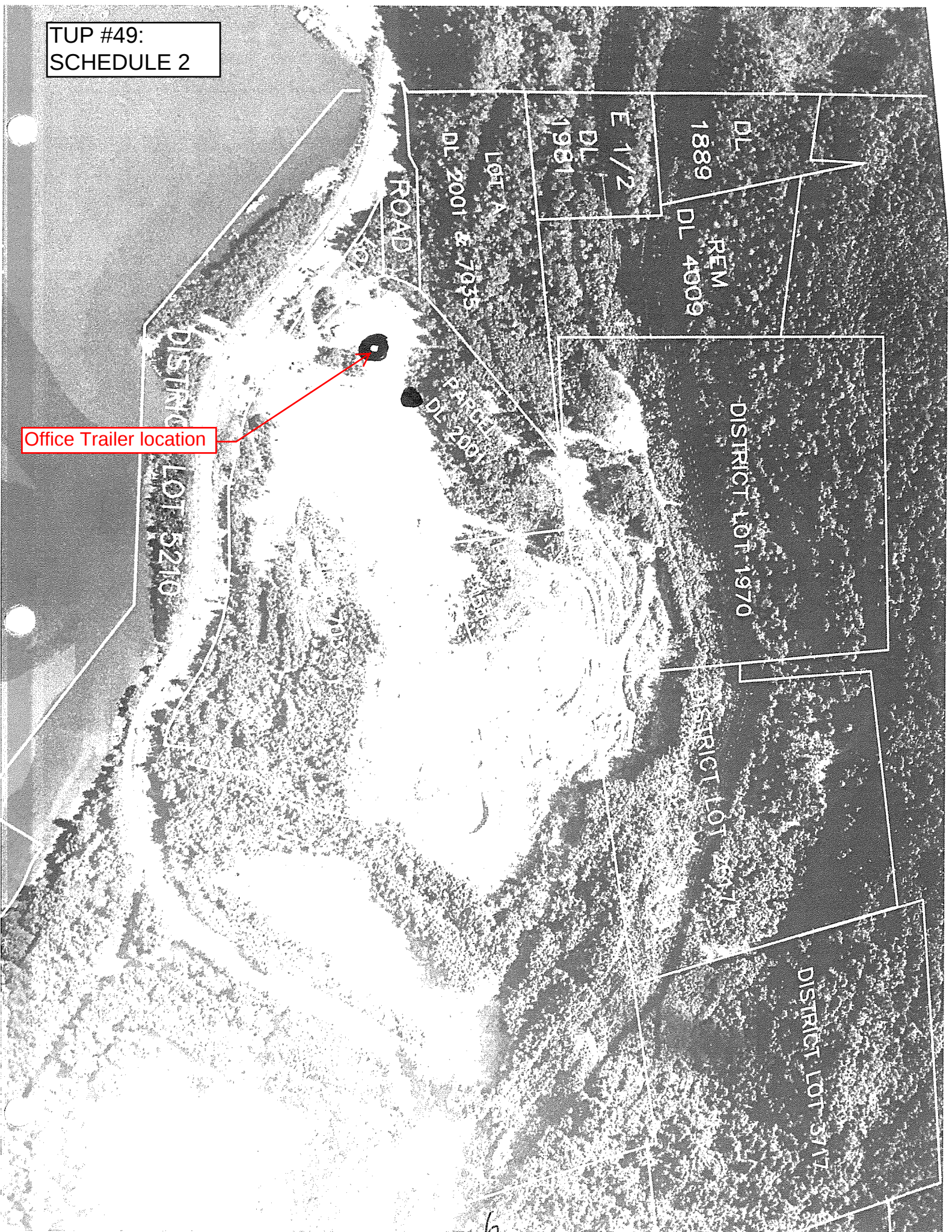
Legend

- MOTI Roads
- Forest Service Roads
- Property Boundaries
- Ocean

TUP #49: Schedule 1

0 125 250 500 Meters

TUP #49:
SCHEDULE 2



Office Trailer location