

VILLAGE OF LYTTON

Development & Temporary Use
Permit Areas

Project strategy update

May 14, 2024

Official Community Plan

Existing Designations



Development Permit Areas

- Gold Rush Centre (Revitalization)
- Eastern Slopes (Hazardous Conditions)

Temporary Use Permit Areas

- Downtown (Commercial)
- Highway Corridor (Commercial & Industrial)
- Southeast Lytton (Industrial)

Official Community Plan



Proposed Permit Areas

<i>Existing Permit Areas</i>	<i>Proposed Replacement Permit Areas</i>
<p>5.2 Development Permit Area No. 2 Eastern Slopes (Hazardous Conditions)</p>	<p>5.6 Natural Environment (Riparian) DPA 5.7 Natural Hazard Development Permit Areas 5.7.2 Natural Hazard (Floodplain) 5.7.3 Natural Hazard (Hillsides) DPA 5.7.4 Natural Hazard (Wildfire) DPA</p>
<p>5.1 Development Permit Area No. 1 Gold Rush Centre and Schedule D: Gold Rush Centre Building Design Guidelines</p>	<p>5.8 Comprehensive DP & TUP Area</p>
<p>6.1 Temporary Commercial Permit Area No. 1 Downtown</p>	
<p>6.2 Temporary Commercial and Industrial Permit Area No. 2 Highway Corridor</p>	
<p>6.3 Temporary Industrial Permit Area No. 3 Southeast Lytton</p>	

OCP Permits Area Project



Next Steps:

To provide Council with a series of reports as follows:

<i>Date</i>	<i>Report</i>	<i>Content</i>
May 28, 2024	1	Phase 1 Summary – provide draft maps for review, DP areas table, TUP areas table and draft OCP Section 5 text.
June 11, 2024	2	DPA - Natural Hazards and Floodplain DPA, draft map and Zoning Amendment bylaw.
June 25, 2024	3	DPA - Guide on How to Read Guidelines Graphic, draft maps for Hillside and Wildfires, draft OCP Section 5 text.
July 9, 2024	4	Comprehensive DP & TUP Areas, draft maps of DP and TUP areas.
July 23, 2024	5	DPA - Environmentally Sensitive Area DPA, draft map of Riparian areas

- ◆ A report with proposed Bylaw amendments will be brought to Council;
- ◆ The Bylaw's will then be referred to external agencies for comment;
- ◆ Report back to Council with agency comments.

Riparian Area

Staff request that Council consider engaging a Qualified Environmental Professional to complete a technical study to refine available mapping.

Questions

Local Government Act

Designation of Development Permit Areas



- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- (g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation;
- (j) establishment of objectives to promote the reduction of greenhouse gas emissions.