

TUP2024-01

Temporary Use Permit for Council consideration

April 23, 2024

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TUP2024-01

1120 N Trans Canada Highway

Objective: to build a temporary housing complex containing

- 90 -120 private rooms with ensuite;
- Recreation, cooking/dining rooms;
- Administration;
- Security & First Aid Station;
- Bus for workers to project sites.

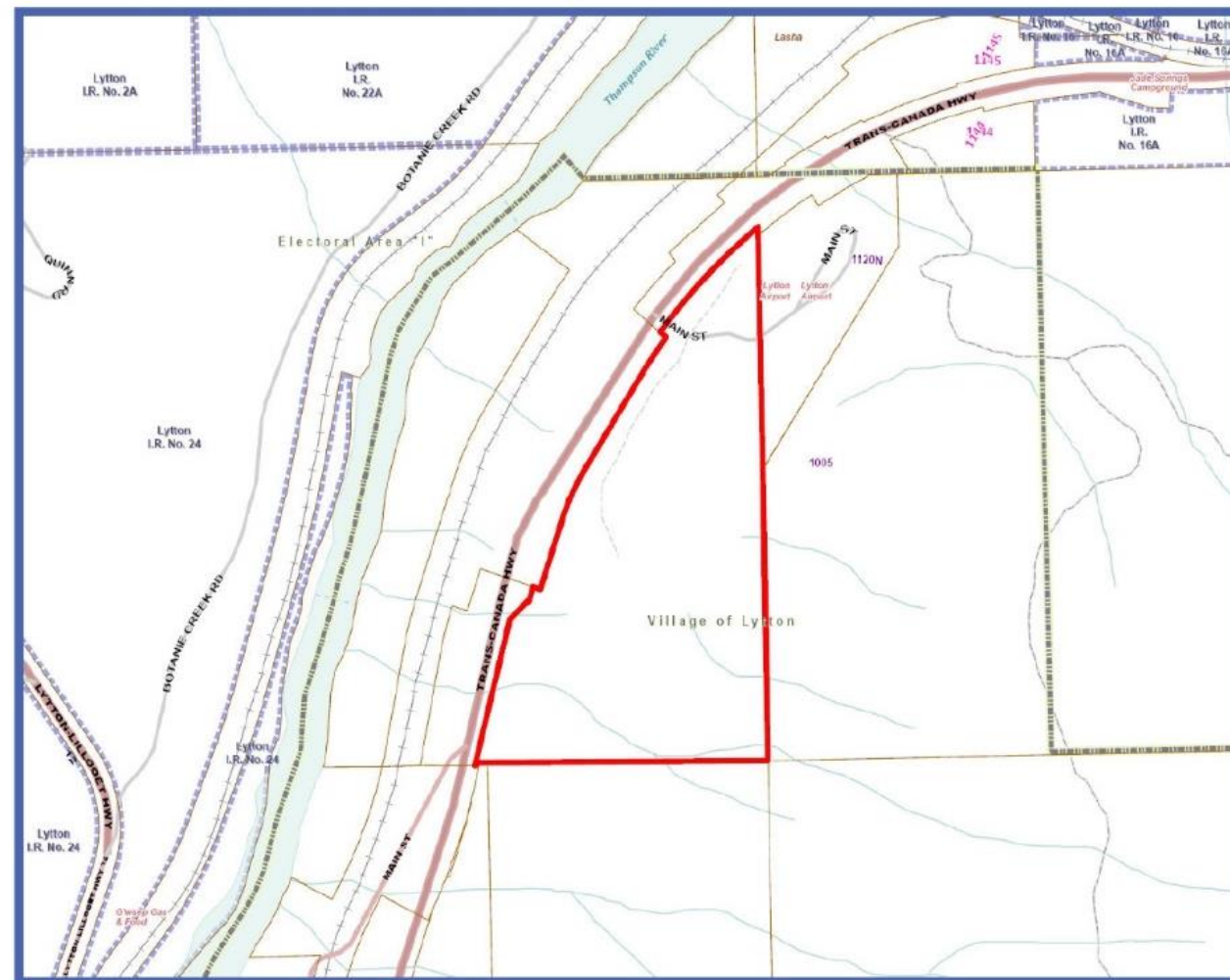


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Context:

Village of
Lytton



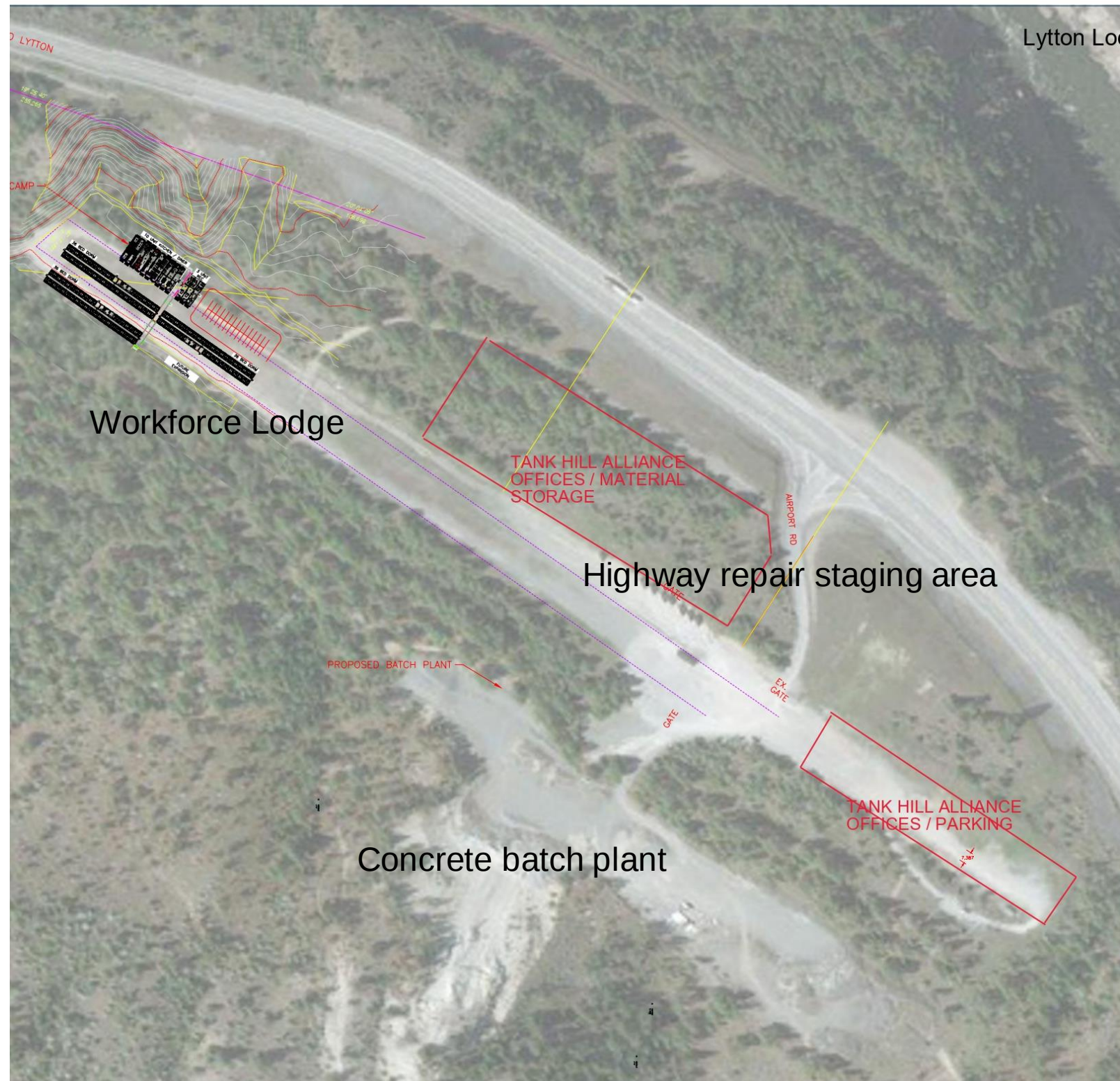
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The Temporary Use permit is required for the following reason:

The property is zoned CRM- Comprehensive Mixed-use

- ☐ Multi-unit housing is a permitted use which allows for multiple 'dwelling units'
- ☐ To meet the 'dwelling unit' definition each unit must contain a kitchen
- ☐ The proposal intends to provide sleeping rooms without kitchen facilities
- ☐ Kitchen facilities are communal along with other spaces

Other uses on the site



Staff support for the following reasons:

- Worker lodging is necessary for Lytton rebuild and multiple infrastructure projects in the area.
- The site proposed is large in area and no conflict is expected between uses.
- MOTi have provided comments noting “no concern apart from requiring an access permit”.
- The issuance of the TUP for 3 years with an opportunity to extend for an additional 3 years from the date of Council approval.

Conditions of note included in the draft TUP:

- b) Development and operations shall be conducted in compliance with the provisions of the British Columbia Industrial Camps Regulation and all other applicable Provincial legislation;
- c) Dust suppression, including water or a biodegradable treatment will be applied at regular intervals to ensure safe operations;
- d) All waste management facilities be designed to minimize potential wildlife conflicts;
- e) Uses allowed under this permit are limited to temporary worker accommodation and associated facilities;
- f) No permanent structures may be erected on the subject property in relation to the temporary use;
- g) This permit, issued as per Section 493 of the Local Government Act, is valid from the approval date to the expiry date indicated below;
- h) At the end of the term of this permit all uses on this property must revert back to uses permitted under the zoning bylaw of the day (unless a subsequent renewal has been obtained).

Additional recommended conditions:

1. Dismiss Covenant (KX93881) for the airstrip. Covenant text: “no portion of the lands shall be used for any purpose except as an aircraft runway.”
2. Consider including terms and conditions to address impacts that may arise from the proposed use such as:
 - Remove all buildings, structures and vehicles when the TUP expires,
 - Reinstate and rehabilitate the site to a clean condition when TUP expires,
 - Provide buffering landscaping, screening and fencing where appropriate to minimize noise impacts to the accommodations, and/or
 - Ensure health and fire regulations are met due to proximity of industrial uses.



Questions?