

Proposed Land Use Bylaw Amendments and Rationale

Proposal	Rationale	Benefit
<p>1. Remove Accessory Food Service and Accessory Liquor Service as separate uses in the Land Use Bylaw.</p>	<p>Businesses have been required to obtain a development permit in cases where they would like to serve food and/or liquor as an additional service to their customers. A typical example of this may be a hair salon that wants to serve alcohol to their clients while getting their hair cut.</p>	<p>This change will remove the need for a development permit to provide this accessory service, which is unlikely to create an impact to the site, neighbouring businesses, and the surrounding area. There may be a need to obtain safety code permits and a business licence; however, the added service would not require another land use review, thus expediting and removing a barrier for a business.</p>
<p>2. Remove Take Out Food Service and combine it into one of two existing uses.</p>	<p>Take Out Food Service is a listed use that allows for a business to make and sell food, with the primary goal of people eating the food elsewhere. This use does not allow for any seating areas on site. It has less impact on surrounding communities than a typical restaurant with seating. Since Take Out Food Service is a listed use in the same districts as restaurant uses, Administration is proposing to eliminate Take Out Food Service and consolidate it in Restaurant: Food Service Only or Restaurant: Licenced.</p>	<p>Reduces confusion on which use to apply for on the development permit or Tenancy Change.</p> <p>Would enable an existing establishment to add one or more tables without the need for a Change of Use permit to a restaurant use.</p>
<p>3. Removal of selected regulations in the Commercial Office (C-O) District which will increase the number of permitted uses in this district.</p>	<p>Within the C-O district, there are rules which must be met for a discretionary use to become permitted. This requires administrative time to ensure these rules are met, prior to Administration being able to process the application. The applicable rules are:</p> <ul style="list-style-type: none"> • a minimum of 90 percent of the building's gross floor area be occupied by four (4) specific uses; and 	<p>By removing the 90 percent rule, it becomes easier to determine if the use is permitted or discretionary and increases the number of permitted uses for the C-O District.</p> <p>This will result in a faster answer to whether a business can locate in a vacant spot and will determine which development permit process is</p>

	<ul style="list-style-type: none"> the new business coming in is located on or below the ground floor of that building. <p>This will determine if the new business is permitted or discretionary.</p>	<p>needed, as this process can take up to two weeks.</p>
<p>4. No longer require a development permit if the Change of Use is for a permitted use (in the commercial and mixed-use districts). A Tenancy Change will replace the development permit.</p>	<p>With a few exceptions, permitted Change of Use businesses/uses require a development permit.</p> <p>Permitted uses are those that are deemed to be “by-right” in the applicable district. This means that if the rules of the Land Use Bylaw are met, that use must be approved.</p> <p>The Tenancy Change process will maintain transparency and ensure rules are met and that tenants and owners understand what is and is not allowed.</p>	<p>In commercial and mixed-use districts, the need for a development permit is removed.</p> <p>At the same time, businesses will benefit from a no fee process and reduced timelines to confirm their business can operate at a chosen location.</p>