

**Proposed Land Use Bylaw Amendments and Rationale**

<b>Proposal</b>	<b>Rationale</b>	<b>Benefit</b>
1. Remove Accessory Food Service and Accessory Liquor Service as separate uses in the Land Use Bylaw.	If a business wants to enhance their customer experience or broaden the range of their services by offering food or liquor, an additional development permit is required. A typical example of this may be a hair salon that wants to serve alcohol to their clients while getting their hair cut. The proposed change would allow this additional service without the need for a development permit.	<p>This change removes the need for a development permit to provide these additional services, as impacts to other businesses and the area are unlikely. Safety code permits and business licencing may still be required.</p> <p>This change expedites business approvals by removing a barrier for a business.</p>
2. Remove Take Out Food Service and combine it into one of two existing uses.	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 thus making it redundant, Administration is proposing to eliminate Take Out Food Service and consolidate it in Restaurant: Food Service Only or Restaurant: Licenced.	<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>
3. Removal of selected regulations in the Commercial Office (C-O) District which will increase the number of permitted uses.	<p>Within the C-O District, there are rules for uses that are dependent on other uses to establish if the use is permitted or discretionary. Determining 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"> <li>• a minimum of 90 percent of the building's gross floor area</li> </ul>	<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 which development permit process is</p>

	<p>be occupied by four (4) specific uses; and</p> <ul style="list-style-type: none"> <li>the new business coming in is located on or below the ground floor of the building.</li> </ul> <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 Land Use Bylaw rules are met, the 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>Businesses will also benefit from a no-fee process and reduced timelines to confirm their business can operate at a chosen location.</p>