



# Land Use Bylaw Amendments for Streamlining Change of Use Process

Infrastructure and Planning Committee

2023 July 05

# Recommendation

That the Infrastructure and Planning Committee recommend that Council give three readings to the Proposed Bylaw amending the Land Use Bylaw (Attachment 2) to improve the Change of Use development permit process.

## Why is this important?

- Addressing concerns raised by business owners
- Administration seeking opportunities for improvements
- Quick implementation for improvements

# Improvement #1

## Enable Food or Liquor Service to an Existing Business

- Assists a business to add food or liquor to an existing business to enhance a customer's experience
- Removes the need for a Change of Use Development Permit
- Removes these uses from the Land Use Bylaw



## Improvement #2

### Enable Take Out Food Businesses to Expand

- Enables businesses to add a seating area to allow patrons to eat their food on-site
- Functions like a restaurant – redundant use
- Consolidates to a Restaurant: Food Service Only or Restaurant: Licensed





# Improvement #3

## Clarity of Uses in the Commercial Office District

- Removes a dependency condition
- Accelerates the approval process
- Increases the number of permitted uses in this district



# Improvement #4

## Permitted Change of Use → No Development Permit

- Removes the need for a development permit for permitted Change of Use
- Applies to all commercial and mixed-use districts
- Savings for a business owner



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