



STAFF REPORT

Title: Bylaw No. 644-LU-19 - Amend LUB No. 382-LU-10

Meeting Date: May 14, 2019

Executive Summary:

Proposal to amend the LI- Light Industrial district of the Land Use Bylaw to add “Body Art Shop”, “Pawn Shop”, “Second Hand Goods Store” and “Warehouse Sales” as Permitted Uses and “Religious Assembly” as a Discretionary- Development Officer Use.

Background:

The amendment is to open up the LI- Light Industrial district to additional uses that may need a relatively large floor area but cannot afford or do not require prime commercial space. It is also intended to give property owners additional flexibility in finding tenants for their buildings.

Administration is of the opinion that it would be appropriate to amend the LUB to add “Second Hand Goods Store”, “Body Art Shop”, “Pawn Shop” and “Warehouse Sales” as Permitted uses within the LI- Light Industrial district to provide these types of businesses with more flexibility in finding a business location.

The following commercial businesses and services would be considered appropriate for inclusion as permitted uses in the LI- Light Industrial District:

SECOND HAND GOODS STORE means a retail store whose merchandise may include previously owned goods offered for sale, or sale on a consignment basis to the general public.

BODY ART SHOP means any room place, establishment, or part thereof, where body piercing and/or tattooing is conducted

PAWNSHOP means a place of business where personal property is received and on which money is advanced with the right or privilege granted to the person to whom the money is advanced to reclaim such property upon the repayment of said money advanced. This use includes any business, other than banks, savings and loan institutions, and similar organizations otherwise regulated by law, which operates a loan or pawn office, or which engages in the business of



receiving any article in pledge for loans, or as security for the repayment of money.

WAREHOUSE SALES means the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials.

Administration is also of the opinion that it would be appropriate to amend the LUB to add “Religious Assembly” as a Discretionary-Development Officer use within the LI-Light Industrial district to provide religious groups with additional flexibility in finding affordable locations.

RELIGIOUS ASSEMBLY means development used by a religious organization for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries

No comments have been received through the public notification process.

Bylaw 644-LU-19 received first reading at the April 9, 2019 Council Meeting. Subject to the outcome of the public hearing, Administration recommends that Council proceed to give Bylaw 644-LU-19 second as well as third and final reading.

Alternatives:

Council may consider the following alternatives:

1. Proceed to give Bylaw No. 644-LU-19 second as well as third and final reading subject to the outcome of the public hearing.
2. Defeat second reading of Bylaw No. 644-LU-19.
3. Accept as information only.

Recommended Action:

Administration recommends that Council proceed to give Bylaw No. 644-LU-19 second as well as third and final reading subject to the outcome of the public hearing.

Budget Implications (Yes or No):



No

Submitted by:

Kevin Nagoya, Chief Administrative Officer