

Subject: Land Use Bylaw – Home Business and Home Occupation Amendment**APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

THAT Bylaw No. 18/004, being a Land Use Bylaw Text Amendment, be read a first time; and

THAT the public hearing be scheduled for March 27, 2018.

Summary:

Several changes are required to sections 69 and 70 of the existing Land Use Bylaw 99/059 to address inconsistencies and provide clarification. The proposed amendments focus on changing specific regulations that are associated with Home Business and Home Occupation applications.

Background:

Through the day-to-day use of the Land Use Bylaw the Planning and Development department has discovered some inconsistencies and points that require clarification. The changes proposed in this amendment address the issues with the General Regulations sections for Home Occupation and Home Business. These regulations are outlined in sections 69 and 70 respectively.

Home Business and Home Occupation are permitted uses in Residential Districts and therefore are allowed in a wide variety of residential housing types, but predominately in single family homes. The justification behind allowing these uses is that business

operations will not adversely impact the neighbourhood, and most importantly the use, amenity and enjoyment of adjacent residents. This is ensured by limiting the number of employees, clientele and requiring additional onsite parking. However, the current Land Use regulations are vague and open to interpretation creating discrepancies at the time of implementation and obtaining compliance should it be necessary.

The proposed amendments are summarized as follows:

1. Adding the definitions for Business, Commercial Vehicle and Mobile Food Vendor.
2. The definitions for Home Occupation and Home Business were changed to ensure the list of not permitted uses is complete.
3. The term “online sales” was included in section 69(g) and 70.1 (e) to be consistent with current business trends.
4. The policies that limit the number of employees are vague and leads to the interpretation that there is no limit for offsite employees.
5. Proposed to section 70.1 (g) limits the number of clients to a maximum of two at any given time.
6. Proposed sections 69.3 and 70.1 (i) limits the number of Home Business and Home Occupation that may be approved for a property.
7. The allocation of parking for the Commercial Vehicle associated to with Home Business is unclear, therefore proposed section 70.2(d) provides clarity for provisions.
8. A new section on Mobile Food Vendors has being added.

9. New sections regarding Home Business for pet grooming and breeding are proposed. This provides a limit to the number of pets to be kept on the property at all times.

Rationale for Recommendation:

The proposed amendments to the Land Use Bylaw focus on adding clarity to the regulations that outline the number of employees, the number of clients and onsite parking. These changes limit the size and operation of Home Business and at the same time protect the character of residential neighbourhoods by limiting traffic and on street parking.

Strategic Priorities:

Responsible Government

Attachments:

1. Bylaw No. 18/004