



May 17, 2022 Council Meeting

'Emergent Item'

(F-2)

Business Live Work District – Request for Direction
(Planning)


Dorian Wandzura, Chief Administrative Officer

- 47 An Emergent Business item is an Agenda item not included on the Agenda but due to time constraints must be brought before Council at a Meeting. Emergent Business items:**
- (1) are considered additions to the Agenda; and**
 - (2) the Chief Administrative Officer provides Council with the reasons why an Emergent Business item is urgent and the degree of urgency.**

Reason: The item is time sensitive, as certainty needs to be given as soon as possible to applicants and the public on how current Business Live-Work applications are to be processed in light of Council's direction on May 10, 2022.

PLANNING

TO: Council
DATE: May 17, 2022 **DIVISION:** All
FILE: N/A **APPLICATION:** N/A
SUBJECT: Business Live Work District – Request for Direction

EXECUTIVE SUMMARY:

On May 10, 2022, Council passed the following motion:

“THAT Administration be directed to bring back the Live / Work land use for Council review along with an assessment of the advantages and disadvantages of introducing one or more new Home-Based Business development permit options e.g., Home-Based Business 3, no later than September 13, 2022.”

Administration is currently processing 16 land use amendment applications proposing redesignation to the Business Live-Work (B-LWK) district. Two of these applications are scheduled for public hearings on May 31, 2022, and the public hearings have been advertised. The remaining applications are at various stages of the application process, with some having received first reading and others having been received more recently.

Further to Council’s direction on May 10, 2022, it is recommended that any new or existing application proposing B-LWK should not be brought before Council for consideration until Council has received a report from Administration on options to revise or remove the district. In accordance with the Council motion, this would occur on or before September 13, 2022.

Delaying determination of these applications would support Council in making informed and consistent decisions based on clearer regulations and would ensure that these decisions are better aligned with Council’s overall strategic approach to business growth within the County. In accordance with Option 1 of this report, deferral of Council consideration of these Business Live-Work applications would apply to applicable first readings, public hearings, and any tabled land use amendment bylaw. Due to the two B-LWK applications scheduled for public hearing on May 31, 2022, already being advertised, it is recommended that these are allowed to proceed to Council for determination.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

None.

COMMUNICATIONS PLAN:

Subject to Council supporting Option #1 of this report, Administration will work to develop messaging on the County website and through other communication channels around acceptance and processing of new applications proposing redesignation to the Business Live-Work (B-LWK) District.

Administration Resources

Justin Rebello, Planning and Development Services



STRATEGIC OBJECTIVES:

Council may wish to consider the impact of any decision on revising or removing the Business Live-Work District and how this might support or conflict with its strategic objective of guiding the County's growth pattern. Council's Strategic Plan objectives note the need to plan for "orderly and economic development and use of land" and to implement a vision that "matches growth to infrastructure development."

OPTIONS:

Option #1: THAT, notwithstanding those bylaws already proceeding to public hearing on May 31, 2022, Administration shall not schedule any bylaw proposing redesignation of a property's land use to the Business Live-Work district for Council's consideration at public hearing or otherwise, including first readings, until after Council has received a report from Administration on the Business Live-Work District on or before September 13, 2022.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Brock Beach"

Acting Executive Director
Community Development Services

DK/rp

Concurrence,

"Dorian Wandzura"

Chief Administrative Officer