Draft MPS and LUB Amendments

A) In Section 5.3.9 of the Municipal Planning Strategy., Employment Lands and Economic Development Policies, revise subsection (k)i. per the following:

"(k) Consider the following higher-impact commercial, industrial and institutional uses in the noted zone by development agreement, subject to the development agreement policies of Chapter 6:

i. Drinking establishments and social services in the Mixed Use 3 (MU-3) Zone.

B) In Section 13.4 of the Land Use Bylaw, Uses Considered by Development Agreement, revise subsection 13.4.1 per the following:

"13.4.1 The following main uses shall be permitted in the Mixed Use 3 (MU-3) Zone where consistent with and enabled by an effective development agreement:

(a) Boarding or Rooming House – More than 8 sleeping units – MPS Policy 5.2.9(j)

(b) Community-based Transitional Housing – MPS Policy 5.2.9(k)

(c) Drinking Establishment – MPS Policy 5.3.9(k)

(d) Dwellings – More than 8 dwelling units on a lot – MPS Policy 5.2.9(j)

(e) Supportive Housing – More than 8 sleeping units – MPS Policy 5.2.9(j)

(f) Social Services – MPS Policy 5.3.9(k)

C) In Part 32 of the Land Use Bylaw, Land Use Definitions, add the following new Section 66 and renumber the rest of the definitions accordingly:

"66. Social Services means the use by a public or non-profit organization:
a) where counseling, addiction, social, or community support programs are offered to the public;

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b) that may include space for the associated administrative functions of the use, including spaces for meeting or program-related activities; and
c) shall not include a Community-based Transitional Housing, Hospital, Medical Clinic, Office, or Supportive Housing or allow for the supervised administration of illegal substances, unless permitted in the subject zone”

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