



FOR IMMEDIATE RELEASE

Friday, January 16, 2026

Press Release - Clarification on Temporary Use Permit Notice and Zoning Bylaw Update

The Town has recently issued a public notice regarding a Temporary Use Permit for 87 South Shore Road, and we would like to provide additional context to ensure the community clearly understands what is occurring and why.

Recently, a business applied for a business licence to open a new retail store in the community – C3 Zoning – Lakefront and Riverfront Commercial zone. The proposed retail operation **is not a concern for the Town**; in fact, the Town welcomes new businesses and investment that contribute to local economic.

During the review process, staff identified an unintended gap in the Town's Zoning Bylaw, adopted in 2021. Specifically, the current bylaw does not explicitly list certain businesses such as restaurant, and retail store as permitted uses within the C3 – Lakefront and Riverfront Commercial zone (see permitted uses table below). Based on staff's review, this omission appears to be an oversight in the original drafting of the bylaw rather than a matter of policy intent by the Town. Now that this issue has been identified, **the Town is taking steps to correct it.**

Path Forward and Solutions

The Town is advancing two parallel solutions to address this matter in a timely and responsible way:

1. Temporary Use Permit

Staff will be bringing forward a Temporary Use Permit application for Council's consideration, as permitted under the Zoning Bylaw. This will take place during the January 27, 2026, Regular Council Meeting. This approach allows Council to



consider and determine whether the proposed business may proceed in the interim, while longer-term regulatory updates to the Zoning Bylaw are completed.

2. **Zoning Bylaw Amendment**

Staff will also be initiating an amendment to the Zoning Bylaw to formally and clearly permit restaurant and retail uses within the applicable C3 zoning areas. This will be a reflection of current uses by many establishments rather than a change in policy intent by the Town. This amendment is intended to address the issue comprehensively across the community for areas zoned C3 and prevent similar challenges in the future.

Council Direction and Business Continuity

At the January 13, 2026, Committee of the Whole meeting, staff presented Council with a notice related to the Temporary Use Permit for 87 South Shore Road which will be heard by Council later this month. During the Committee of the Whole, Council asked questions to better understand the intent of the application and to confirm whether existing businesses could be affected by the gap in the Zoning Bylaw. Council subsequently passed a resolution to provide reassurance that currently operating businesses will not be impacted while the Town works to close this gap in the Zoning Bylaw.

The Town remains committed to supporting local businesses, maintaining regulatory clarity, and ensuring that land use policies align with community goals and practical realities. We thank everyone for their patience and understanding.

For additional information, members of the public are encouraged to review the Zoning Bylaw and Zoning Map or to contact Town at 250-749-6681 for further clarification.

—

Town Administration



Zoning Bylaw – Permitted Uses Table

Permitted Principal and Accessory Uses						
Uses	Zone Districts					
	C-1	C-1-A	C-1-B	C-2	C-3	C-4
Legend: ✓ Principal Use; 'a' Accessory to a principal use						
a. Art studio and art gallery	✓	✓	✓			
b. Bed and breakfast accessory to single detached dwelling					a	
c. Business and professional services	✓	✓	✓		✓	✓
d. Childcare facility	✓		✓			
e. Grocery store, local				✓		
f. Home-Based business			a			
g. Hotel					✓	
h. Light manufacturing including boat building, cabinet, and furniture; door and sash manufacturing within a building	✓	✓				
i. Liquor sales		✓			✓	
j. Lodging and boarding houses			✓			
k. Marina and equipment sales	✓	✓			✓	



Permitted Principal and Accessory Uses						
	Zone Districts					
Uses	C-1	C-1-A	C-1-B	C-2	C-3	C-4
l. Personal service establishment	✓	✓			✓	
m. Repair services for small items such as shoes, electronics, and similar items	✓	✓				
n. Residential duplex			✓			
o. Residential multi-unit above commercial use or at rear of commercial use where not fronting public street	✓	✓	✓			
p. Residential single detached	a	a	✓	a	a	a
q. Residential single unit attached				a	✓	
r. Restaurant	✓	✓				
s. Retail store	✓	✓				
t. Service station	✓					
u. Theatre	✓	✓				

Red Box = indicates area of concern.



Zoning Map – C3

