

Further Information on Current Regulations

Pawn Stores in Zoning Bylaw 12800

Pawn Stores was added to Zoning Bylaw 12800 as a separate use class in September 2012. The addition of Pawn Stores to Zoning Bylaw 12800 was done to implement recommendations from the October 3, 2011, Community Services report 2011CSS017 *The Art of Living Implementation Plan*. This Plan recommended amending Zoning Bylaw 12800 to stimulate the development of space for arts programming, performance and living space. A component of this was to create Pawn Stores as a separate use class from Major and Minor Secondhand Stores in order to encourage the opportunity for boutique secondhand stores, such as bookstores or antique stores, while preventing the proliferation of Pawn Stores.

Pawn Stores is currently listed as a discretionary use in the CB1, CB2, and CB3 standard zones, the Downtown Special Area AED, CCA, HA, JAMSC and UW zones, and appears in a variety of Direct Control zones.

Pawn Stores along portions of 118 Avenue, Norwood Boulevard, and 97 Street are subject to the Section 818 of Zoning Bylaw 12800, Secondhand Stores and Pawn Stores Overlay, which was created in 1996. This Overlay requires applicants for a Pawn or Second Hand Store to contact all landowners, Community Leagues, and Business Revitalization Zones within 60 metres of the subject property, share information about their proposal, and solicit comments on the potential land use impacts of the use. These comments, as well as any modifications made to address the concerns, are then submitted as part of the development permit application. Comments provided by stakeholders related to land use impacts can be used by the Development Officer to inform their use of discretion in rendering a decision on the development permit application.

Pawn Store Regulation Comparison of other Jurisdictions

Administration reviewed regulations for Pawn Stores in other jurisdictions. This information is provided below in Table 1. Three out of the fourteen jurisdictions reviewed had separation distances for Pawn Stores in their land use bylaw, with one additional jurisdiction including a separation distance through business licensing.

Table 1 - Pawn Store regulations in other jurisdictions

Jurisdiction	Activity	Separate Use	Separating	Separating Distance	Business License
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Attachment 1

	Defined?	Class?	Distance?	Regulation	Category
Calgary	Yes	Yes	Yes	400 m from another Pawn Shop; existing Pawn Shops cannot expand if within 200 m of another Pawn Shop	Yes
Fredericton	No	No	No	NA	Yes
Halifax (Downtown Dartmouth)	Yes	Yes	No	NA	Yes
Halifax (Downtown Halifax)	No	No	No	NA	Yes
Moncton	No	No	No	NA	Yes
Montreal	Yes	No*	No	NA	Yes
Ottawa	No	No	No	NA	No
Regina	No	No	No	NA	Yes
Saskatoon	Yes	Yes	Yes, through licensing	160 m from another Pawnshop	Yes
St. John's, NL	No	No	No	NA	No
Toronto	Yes	No**	No	NA	Yes
Vancouver	Yes	Yes	Yes	300 m from another Pawnshop or Second Hand Store; 300 m from a Skytrain station outside the downtown peninsula; less than 300 m discretion is based negative impact in consideration of complaints, business improvement strategy, or opinion of the Director of Planning	Yes
Victoria	No	No	No	NA	No
Winnipeg	Yes	Yes	Yes	1000 ft (305 m) from another Pawnshop or Cheque Cashing Facility	Yes

* identified as a separate activity under Distinctive businesses and services as a subcategory (credit for warranty service which includes a pawnbroker)

** identified as a separate activity under Retail