

TO: MAYOR & COUNCILLORS

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: TUP #25-05 - 5850 BYRNE ROAD – UNIT #3

PURPOSE: To seek Council approval for Temporary Use Permit (TUP) #25-05 to permit a sport shooting recreation facility and training centre within unit #3.

REFERENCES

Address: Unit #3 – 5850 Byrne Road
Legal: 002-938-936
Lot 23 Except: Firstly: Part Dedicated Road on Plan 78964;
Secondly: Part on Statutory Right of Way Plan LMP 10847; DL
155B Group 1 NWDP 26369
Applicant: Canadian National Shooting Training Centre

RECOMMENDATION

THAT Temporary Use Permit #25-05 included as Attachment 2 to the report titled “TUP #25-05 – 5850 Byrne Road – Unit #3” dated June 10, 2025, be approved; and

THAT the City Solicitor be directed to register notice of Temporary Use Permit #25-05 with the Land Title Office.

1.0 POLICY SECTION

The proposed Temporary Use Permit (TUP) aligns with the Official Community Plan (1998), Economic Development Strategy (2007), and is a supportable temporary use for the Big Bend Community Plan (1972).

2.0 BACKGROUND

The subject site is located at 5850 Byrne Road within the Big Bend Community Plan area, on the south side of Byrne Road between Marine Way and Meadow Avenue (see **Attachment 1**). There are two vehicular site accesses from Byrne Road and two from Meadow Avenue. The property to the north of the subject site is used as an auto repair shop, zoned M2 General Industrial District, and the site to the west is zoned M3 Heavy Industrial District, currently used for catering services. The properties to the east and

south of the subject site are zoned A1 Agricultural District and used for wholesale horticulture farming. Approximately 350m west of the subject site is the Market Crossing Commercial Development (REZ #03-22).

Under the Big Bend Community Plan and Official Community Plan the site is designated for business centre uses. The Draft Official Community Plan 2050 designates the site for Employment and Agriculture uses. The proposed temporary use will be confined to unit #3 within one of the existing warehouse buildings located off Byrne Road.

3.0 GENERAL INFORMATION

3.1 Temporary Use Description

The applicant is proposing to use vacant unit #3 as a non-profit sport shooting training facility and recreational shooting centre using air guns. A second-floor mezzanine was added to the subject warehouse unit in 2003. The proposed sport shooting facility will be confined to the main floor of unit # 3, and the mezzanine will be used as non-profit office space for the Canadian National Shooting Training Centre. Sport shooting on site will be limited to training sessions for member athletes, or lessons by appointment.

There are no extensive interior or exterior changes required to accommodate the shooting facility. The *Burnaby Zoning Bylaw* requirements for off-street parking for this use is 1 space per 93m² of floor area. The seven stalls required to accommodate the temporary use are provided using parking stalls located in front of the subject unit entrance.

3.2 Policies and Bylaw Considerations

Under the existing M2 General Industrial District, indoor pistol ranges are permitted provided the operation is confined to a basement and is subject to a CD rezoning. A TUP is recommended to permit the use temporarily, and outline conditions associated with the operation of an indoor, above-ground shooting range. The applicant is requesting a Temporary Use Permit to enable the use for air guns only

Overall, the proposed temporary use has an operation, and intensity of use that is compatible with adjacent industrial properties and land uses, while using air guns as a quieter alternative to conventional firearms. The applicant has advised that their sport shooting programming and training will be administered by coaches that possess a valid Possession and Acquisition Licence (PAL), and sport shooters will either possess a Minors Firearms License or Possession and Acquisition License, or be under the direct supervision of a coach that holds a valid PAL.

Further, the proposed temporary use does not include the construction of new buildings or additions that could deter or delay the redevelopment of the property in line with current and proposed future Big Bend Community Plan designations. As such, the proposed temporary use is considered supportable.

3.3 Terms and Conditions of Permit

To ensure safe operation of the temporary use, operators and users of the shooting range must be aware of - and comply with - both the Federal and Provincial regulations, including obtaining the necessary approvals, adhering to safety protocols, and reporting any changes or incidents as required by law. It is therefore recommended that the proposed temporary use be permitted subject to compliance with:

- a. Section 402.2 of the *Burnaby Zoning Bylaw*;
- b. the Burnaby Noise or Sound Abatement Bylaw, as amended from time to time;
- c. all statutes and regulations governing the sport shooting recreation facility, including Provincial and Federal regulations;
- d. the restriction to limit the shooting recreation facility to the use of air guns only; and,
- e. the parking requirements of the Burnaby Zoning Bylaw.

No financial security is required in relation to the subject TUP.

3.4 Duration of Permit

Under the *Local Government Act*, a TUP is valid until the earlier of the specified expiry date and the date that is three (3) years from the date of issuance, and an application for one extension to the permit may be made and issued for up to three (3) additional years. Subject to Council approval, the proposed TUP will be valid for three (3) years from the time of issuance of the permit.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In accordance with the *Local Government Act* (LGA) and the *Burnaby Development Procedures Bylaw*, public notice of the subject TUP application was delivered to adjacent property owners and occupants (within 30m of the subject property) at least ten (10) days before Council considers the application for approval. A public notice was also published on the City's website, distributed as part of the City's online newsletter and a sign was posted along the subject site's frontages.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager Planning and Development, on behalf of
E.W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – Sketch #1

Attachment 2 – Permit

REPORT CONTRIBUTORS

This report was prepared by Jenna Singh, Planning Analyst, and reviewed by Mark Norton, Manager Development, Jennifer Wong, Assistant City Solicitor, and Jesse Dill, Director Development.