

OCP/Zoning Amendment Bylaws for Intensive Light Industrial Zone - First Two Readings

RECOMMENDATION:

That “Official Community Plan, 2008, No. 3838, Amendment Bylaw, 2024, No. 4361” and “Zoning Bylaw, 2013, No. 3630, Amendment Bylaw, 2024, No. 4362” be given first two readings.

PREVIOUS COUNCIL/COMMITTEE ACTION

On March 5, 2024, Committee of Council:

1. *Directed staff to bring forward an amendment to the Zoning Bylaw to add a new M4 (Intensive Light Industrial) zone that permits indoor commercial storage and industrial offices above the second-storey of a building in addition to uses currently permitted in the M3 Light Industrial zone;*
2. *Directed staff to bring forward amendments to the Official Community Plan to accommodate a new M4 Intensive Light Industrial zone.*
3. *Having given consideration to s.475 of the Local Government Act, confirmed the following consultation for the proposed Official Community Plan amendment:*
 - a) *Posted information on the City website;*
 - b) *Considered a staff report in an open Committee of Council meeting.*
4. *Directed staff to bring forward an amendment to the Parking and Development Management Bylaw to add parking regulations for indoor commercial storage and industrial offices uses.*
5. *Directed staff to bring forward an amendment to the Zoning Bylaw to rezone 590 Dominion Avenue to M4 Intensive Light Industrial;*
6. *Recommended to Council that prior to adoption of the amending bylaw for 590 Dominion Avenue, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) *Completion of a subdivision plan to the satisfaction of the Approving Officer including subdivision of the site into two parcels, corner cut-offs and road dedication along Seaborne Avenue;*
 - b) *Submission of plans, fees, securities and agreements for off-site works and services;*
7. *Recommended to Council that Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4285 for 590 Dominion Avenue be repealed.*

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Give first two readings to the OCP and Zoning Amendment Bylaws.
	2	Defer first two readings of the Bylaws pending receipt of further information (to be specified).
	3	Decline first two readings of the Bylaws, which will retain the existing OCP and zoning designation for the site.

Attachment 1 – Bylaw 4361 and 4362

Attachment 2 – Report to Committee, March 5, 2024