



INDUSTRIAL REGULATION REVIEW

Land Use Bylaw Review (OCP Implementation) Project

October 3, 2020

October 23, 2020

PROJECT OUTLINE

- **Objective:** To amend various regulations in the LUB to implement policies in the OCP, to address legislative changes, and to make technical and other minor amendments to the LUB.
- **The project is categorized into 7 topic areas:**
 - Residential floor area review
 - Conservation subdivision review
 - Tourist Commercial regulation review
 - Marine shoreline regulations review
 - Agricultural regulations amendments
 - Industrial regulation review
 - Minor and technical amendments

PROJECT TIMELINE

Workplan Overview	
Deliverable/Milestone	Date
<i>Project charter endorsed</i>	<i>January 2020</i>
<i>Staff research and analysis of options, preparation of background documents, reports and discussion papers</i>	<i>Feb – June 2020</i>
<i>LTC review of background material and consideration of public consultation options</i>	<i>June 2020</i>
<i>First Nations engagement</i>	<i>June – Nov 2020</i>
<i>Public consultation (scope, extent and timing to differ for topic areas), early referrals</i>	<i>July – Nov 2020</i>
<i>LTC review of consultation results and consideration of amendment options</i>	<i>Jan – Feb 2021</i>
<i>Preparation of draft bylaw (blackline and new format)</i>	<i>Mar – May 2021</i>
<i>LTC Consideration of draft bylaw</i>	<i>May 2021</i>
<i>Community Information meetings / agency and First Nations referrals</i>	<i>June – Aug 2021</i>
<i>Legislative Process (longer if OCP amendments required)</i>	<i>Sept – Dec 2021</i>

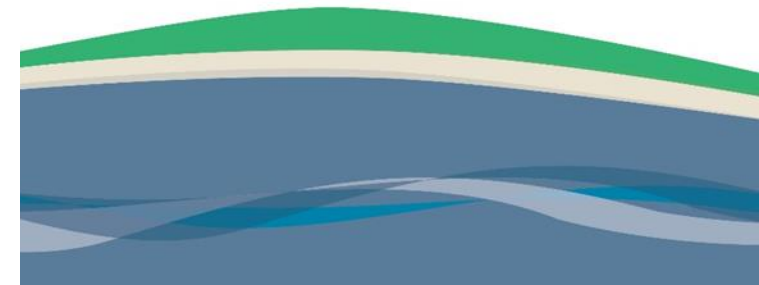
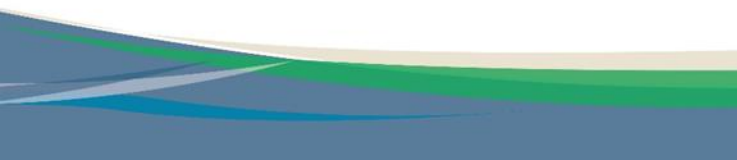
INDUSTRIAL OCP POLICIES

- 2.5.1 - Industrial development which may have a deleterious impact on adjacent land uses will not be permitted.
- 2.5.2 - Priority may be given to the following locations for new or additional industrial development:
 - a) by application to rezone the industrially designated land on Port Washington Road;The Local Trust Committee may consider requiring development information for industrial rezoning applications through adoption of a development approval information bylaw.
- 2.5.3 - Industrial activity shall not be permitted in areas suitable for agriculture, or in hazardous or environmentally sensitive areas.
- 2.5.4 - Applications for industrial rezoning must prove sustainable water supply and waste disposal capability, and include provision for remediation of any existing contamination, and in reviewing any application for new industrial uses, the local trust committee should consider potential climate change impacts.
- 2.5.5 - Strip development of industrial businesses shall be prohibited through the implementation of appropriate development permit area guidelines.
- 2.5.6 - Industrial activity, parking and storage areas should be screened.
- 2.5.7 - Marine industrial activities that would damage or adversely alter the foreshore shall be prohibited.

Figure 1 – OCP Designations



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LIGHT INDUSTRIAL (I1) ZONE PERMITTED USES



- **8.8.1 - Subdivision Requirements**

(1) *No lot having an area less than 1.2 hectares may be created by subdivision in the Light Industrial (I1) Zone.*

- **8.8.2 - Permitted Uses**

(1) *In addition to the uses permitted in Section 3.1 of this Bylaw, the following uses and no others are permitted in the Light Industrial (I1) Zone:*

- (a) *storage of goods, materials and equipment other than dangerous or hazardous materials, salvaged motor vehicle parts and scrap;*
- (b) *retail sale of building, gardening and landscaping materials and supplies;*
- (c) *small engine repair;*
- (d) *storage of motor vehicles, recreational vehicles, boats and trailers;*
- (e) *manufacturing; and*
- (f) *accessory dwellings.*

INDUSTRIAL (I2) ZONE PERMITTED USES

- **8.9.1 - Subdivision Requirements**

- (1) *No lot having an area less than 1.2 hectares may be created by subdivision in the Industrial Zone.*

- **8.9.2 - Permitted Uses**

- (1) *In addition to the uses permitted in Section 3.1 of this Bylaw, the following uses and no others are permitted in the Industrial Zone:*

- (a) *storage of dangerous or hazardous materials, salvaged motor vehicle parts and scrap;*
 - (b) *processing, fabricating, assembly, manufacturing, servicing and repairing of goods, materials and equipment;*
 - (c) *auto body repair shop;*
 - (d) *motor vehicle wrecking, crushing and salvaging;*
 - (e) *processing, crushing and storage of gravel; and*
 - (f) *accessory dwelling.*

Table 1 – Current Zoning

Site-Specific Zone Reference	Map Ref.	Address	Zoned Area	Site Specific Regulations (The only uses permitted at the locations)
I1(a)	A	3338 Port Washington Road (Home Hardware)	1.8 ha	<ul style="list-style-type: none"> • <i>storage of goods, materials and equipment other than dangerous or hazardous materials, salvaged motor vehicle parts and scrap;</i> • <i>retail sale of building, gardening and landscaping materials and supplies</i> • <i>propane sales.</i>
I1(b)	B	4606 Razor Pint Road (portion)	0.5 ha	<ul style="list-style-type: none"> • <i>boat storage.</i>
I2(a)	C	3323 Port Washington Road (portion) (Mainroad Works Yard)	0.8 ha	<ul style="list-style-type: none"> • <i>the storage of dangerous or hazardous materials, servicing and repairing of goods, materials and equipment,</i> • <i>the processing, crushing and storage of gravel</i>
I2(b)	D	3418 South Otter Bay Road (portion former cement plant)	1.4 ha	<ul style="list-style-type: none"> • <i>the processing, crushing and storage of gravel</i>
I2(c)	E	3418 South Otter Bay Road (portion by recycling)	1.3 ha	<ul style="list-style-type: none"> • <i>the processing, fabricating, assembly, manufacturing, servicing and repairing of goods, materials and equipment</i>



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OPTIONS



1. Review and Amend OCP Map Designations

- Review and amend OCP land use designations to rationalize for the suitability of land for industrial use (particularly remove designations from steep slopes and sensitive areas).
- Remove designations where current use and zoning is not industrial or suitable for industrial
- Consider amending OCP designations to include land areas adjacent to the existing designations and zones where owners indicate a desire.

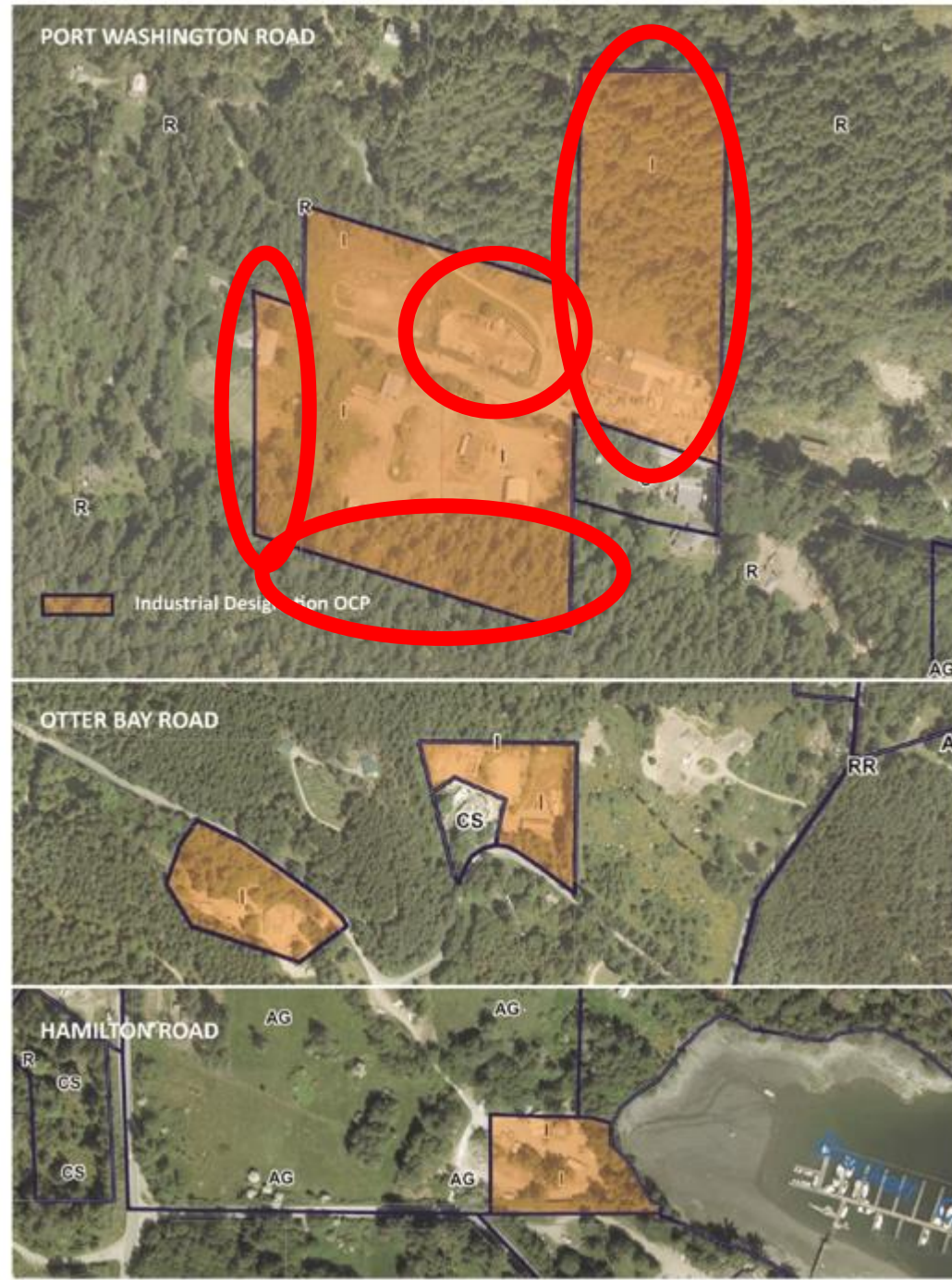
2. Review and Amend Current Zones

- Combine the two industrial zones into a single general industrial zone.
- Review and update the permitted uses, allowing basic, light industrial uses.
- Remove most or all of the site-specific zoning.
- Amend subdivision lot sizes to permit industrial zoned lands to be subdivided from split-zoned or hooked lots.

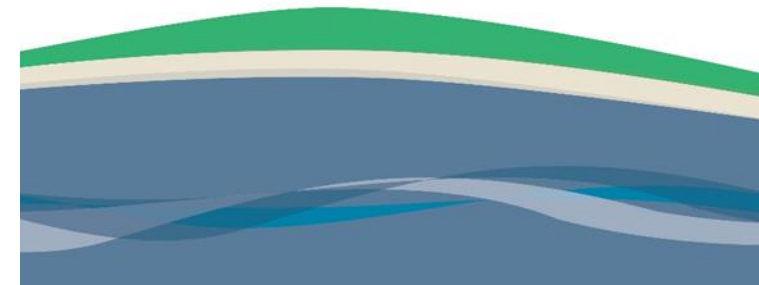
3. Consider amending zoning on Specific Properties

- 3338 Port Washington (Home Hardware) to a commercial zone
- 4406 Razor Point Road – amend zoning and OCP designation on ALR portion of the property.
- 3323 Port Washington Road - Mainroad yard – consider a broader set of uses.
- Consider incorporating current TUPs into zoning.

Figure 1 – OCP Designations



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UPCOMING CIMS



- **Saturday, October 24th 10am** **Agriculture Regulations Amendments Review**

- **Saturday, November 7th 10am** **Other Project Specific Topics (Conservation Subdivision Review, Tourist Commercial Regulation Review, Shoreline Regulations Review, and Minor Technical Amendments)**