

## SUMMARY AND RECOMMENDATION

**5. TEXT AMENDMENT: I-2 and M-2 District Schedules**

**Summary:** To amend the I-2 and M-2 industrial district schedules to remove certain institutional, cultural and recreational uses.

**Applicant:** Director of City Plans

**Recommended Approval:** By the Director of City Plans.

- A. THAT the application by the Director of City Plans to amend the Zoning and Development By-law No. 3575 by deleting and amending non-industrial uses in the I-2 and M-2 Industrial District Schedules and by amending Section 2, generally in accordance with Appendix A of Policy Report “Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones” dated May 1, 2006, be approved;
- B. THAT, subject to approval of the by-law to amend the I-2 and M-2 Industrial District Schedules following Public Hearing, the by-law be accompanied at the time of enactment by:
- (1) amendments to “Bingo Hall Guidelines”, “Casino – Class 1 Guidelines”, and “Church Guidelines” containing revised policies for Bingo Halls, Casinos – Class 1, and Churches, generally in accordance with Appendix B of the Policy Report;
  - (2) new “Policies and Guidelines for Non-Industrial Conditional Uses (I-2 and M-2)” to allow for:
    - Consideration of rezoning applications to regularize or redevelop existing non-industrial conditional uses made legally non-conforming under the Zoning By-law amendments proposed for the I-2 and M-2 zoning schedules in Appendix A and generally in accordance with Appendix C of the Policy Report; and
    - Consideration of rezoning applications to permit certain non-industrial uses in designated areas in the city, generally in accordance with Appendix C of the Policy Report;
  - (3) amendments to “Grandview Boundary Industrial Area Plan” and “Grandview Boundary Industrial Area Rezoning and Development Policies and Guidelines”, to revise the policies and guidelines for the Grandview Boundary Industrial Area, to be amended by resolution of Council, generally in accordance with Appendix D of the Policy Report.
- C. THAT, subject to approval of the by-law to amend the I-2 and M-2 Industrial District Schedules following Public Hearing; and

FURTHERMORE, subject to Council’s decision on the policies which allow large format retail uses in the Marine Drive Industrial Area, the by-law be accompanied at the time of enactment by:

- (4) repealing the “I-2 Conditional Institutional, Cultural and Recreational Uses Policies and Guidelines: Marine Drive Industrial Area”; and
- (5) amendments to the Highway Oriented Retail (HOR) Rezoning Policies and Guidelines: Marine Drive Industrial Area to change the area’s name from Highway Oriented Retail (HOR) to Large Format Area (LFA) and to incorporate policies and guidelines for the institutional, cultural and recreational uses, generally in accordance with Appendix E of the Policy Report.

**(RZ. 645/2006 - I-2 and M-2 District Schedules)**