

SUMMARY AND RECOMMENDATION

5. Minor Industrial Zoning Amendments

Summary: To amend the Zoning and Development By-law to advance the directions of the City's Employment Lands and Economy Review and to modernize and standardize industrial zoning regulations across the Mount Pleasant Industrial Area's District Schedules.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled "Minor Industrial Zoning Amendments", dated February 22, 2025, ("Report"), referred to Public Hearing at the Council Meeting of February 4, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to clarify definitions for "Animal Clinic or Shelter" and "Animal Services" to align with the Licence By-law, and standardize permitted uses in the I-1A and I-1B District Schedules to align with the I-1 and I-1C District Schedules, generally as presented in Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A of the Report.

- B. THAT Recommendation A be adopted on the following conditions:
- i. THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - ii. THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - iii. THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[Minor Industrial Zoning Amendments]