

POLICY DIRECTIVE NO. G-34

SUBJECT: INDUSTRIAL LAND POLICY

APPROVAL DATE: August 20, 2019 LAST REVIEW DATE: _____

REFERENCE: Official Community Plan; Zoning Bylaw

A. PURPOSE:

This policy has been developed to support the City’s Official Community Plan objectives for economic growth and industrial and business park development:

1. Maintain industrial lands for industrial use;
2. Promote the development of business parks which are attractively designed in accordance with design guidelines and best practices in business park site planning, landscaping, and building and site form and character;
3. Increase industrial development capacity to meet long term employment needs; and,
4. Implement land use intensification strategies to improve land use efficiency.

B. POLICIES:

Within the City’s industrial areas:

1. Amendments to Official Community Plan’s industrial land use designations to permit non-industrial land uses will not be supported.
2. Rezoning of properties to the CSM (Service Commercial – Industrial) zone will not be supported. Existing CSM zoning and corresponding land uses will be permitted to continue operation until such time as the property owner wishes to rezone to an industrial zone.
3. Rezoning of properties to the M5 (Industrial Salvage) Zone will not be supported. Existing M5 Zoning and land uses will be permitted to continue operation, until such time as the property owner wishes to rezone to a different industrial zone.
4. A consistent standard for landscaping and paving will be maintained. Varying Zoning standards for landscaping and paving, through development or development variance permits, will not be supported for truck parking and vehicle storage compounds.
5. Temporary Use Permits to allow non-industrial uses shall have a maximum time limit of 2 years, and may be renewed for a period of up to a maximum of 1 year.

Chief Administrative Officer