

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Advisory Planning Commission Meeting
AGENDA

Wednesday, March 19, 2025, 4:00 p.m.
Council Chambers

Pages

1. CALL TO ORDER

2. ACKNOWLEDGEMENT

We respectfully acknowledge that the land on which we gather is the traditional territory of the W̱SÁNEĆ people which includes W̱JOḺEP (Tsartlip) and S̱TÁUTW̱ (Tsawout) First Nations.

3. ADOPTION OF AGENDA

3.1 Agenda of the March 19, 2025 Advisory Planning Commission Meeting

Recommendation:

That the agenda of the March 19, 2025 Advisory Planning Commission meeting be approved as circulated.

4. ADOPTION OF MINUTES

4.1 Minutes of the February 19, 2025 Advisory Planning Commission Meeting

Recommendation:

That the minutes of the February 19, 2025 Advisory Planning Commission meeting be adopted as circulated.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

3

6.1	<u>Light Industrial Zoning Bylaw Amendments</u> Report from the Director of Planning and Building Services.	6
Motions from the January 27, 2025 RCM:		
1.	<i>That Zoning Bylaw Amendment Bylaw No. 2223 (Light Industrial) be referred to the Advisory Planning Commission and that the Commission consider the following:</i>	
a.	<i>Is the APC supportive of the changes?</i>	
b.	<i>Are there any substantial issues Council should consider?</i>	
2.	<i>That consideration of this item be referred to a Committee of the Whole meeting.</i>	
6.2	<u>Comprehensive Zoning Bylaw Update</u> Verbal update by Planning.	52
	<i>For information.</i>	
6.3	<u>Development Permit Areas Update</u> Verbal update by Planning.	59
	<i>For information.</i>	
7.	ADJOURNMENT	



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Minutes of the Advisory Planning Commission Meeting

February 19, 2025, 4:00 p.m.
Council Chambers

Present: Susan Zedel (Chair), Faye McClinton, Christopher Mounce, Roger Ord, Nancy Shackelford, Shauna Sundher, Councillor Riddell

Absent: Mark Alexander, Reg Nordman, Megan Parrish

Staff Present: Jarret Matanowitsch, Director of Planning and Building Services; Pamela Martin, Deputy Corporate Officer; Davin Contois, Planner; Nafiseh Rashidianfar, Community Planner

1. CALL TO ORDER

The meeting was called to order at 4:00 p.m.

2. ACKNOWLEDGEMENT

The Chair respectfully acknowledged that the land on which we gather is the traditional territory of the W̱SÁNEĆ people which includes W̱JOŁŁP (Tsartlip) and S̱ÁUTW (Tsawout) First Nations.

3. ADOPTION OF AGENDA

3.1 Agenda of the February 19, 2025 Advisory Planning Commission Meeting

MOVED

That the agenda of the February 19, 2025 Advisory Planning Commission meeting be approved as circulated.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the January 15, 2025 Advisory Planning Commission Meeting

MOVED

That the minutes of the January 15, 2025 Advisory Planning Commission meeting be adopted as circulated.

CARRIED UNANIMOUSLY

6. NEW BUSINESS

6.1 2025 Orientation and Planning Overview

The Director of Planning and Building Services provided a presentation on an orientation for the Advisory Planning Commission and overview of Planning and responded to questions from the Commission.

For information.

6.2 BC Housing Progress Report on District's Provincial Housing Targets

The Community Planner provided a presentation on the report and responded to questions from the Commission.

The Director of Planning and Building Services responded to questions from the Commission.

For information.

6.3 1048 Clarke Road – Development Permit (SSMUH)

The Planner provided an introduction of the report and responded to questions from the Commission.

The applicant, Matt Gruber, provided a presentation on the application and responded to questions from the Commission.

The Commission discussed the following:

- How the application helps with the missing middle with infill densification.
- Whether moving the mailboxes would be possible.
- The inclusion of a community garden for the residents.
- Location of the parking and the driveway, including safety concerns.

Nancy Shackleford withdrew from the meeting at 5:04 p.m.

MOVED

That the Advisory Planning Commission is supportive of the application at 1048 Clarke Road, as presented.

Opposed: Roger Ord

CARRIED

MOVED

That the Advisory Planning Commission requests that Council consider the nature of the application in conjunction with rest of neighbourhood, in regards to parking, landscaping, and character.

CARRIED UNANIMOUSLY

7. ADJOURNMENT

On motion, the meeting adjourned at 5:16 p.m.

Chair

DRAFT



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, January 27, 2025

Re: Light Industrial Zoning Bylaw Amendments

RECOMMENDATION(S):

That Zoning Bylaw Amendment Bylaw No. 2223 (Light Industrial) be referred to the Advisory Planning Commission and that the Commission consider the following:

- 1. Is the APC supportive of the changes?*
- 2. Are there any substantial issues Council should consider?*

PURPOSE:

The purpose of this report is to outline proposed amendments to the I1 - Light Industrial Zoning regulations. These amendments aim to clarify permitted uses, support economic development, and ensure alignment with current and future industrial needs.

BACKGROUND:

The District of Central Saanich, in alignment with the Official Community Plan (OCP) objectives and policies, has undertaken a comprehensive review of its Light Industrial Zoning Bylaw regulations. The OCP envisions the Keating Business District as a key industrial hub where:

"Industrial lands are developed to provide a broader range of site sizes, more innovative uses of multilevel industrial buildings, the efficient use of lands and access routes, and options for property ownership through strata development or other legal agreements."

This review, guided by the Baseline Findings Report (Appendix C) and informed by public engagement summarized in the What We Heard (Appendix B) report, identified several opportunities to modernize zoning and support industrial growth and innovation. The resulting recommendations focus on increasing flexibility within the I-1 Light Industrial Zone to accommodate both current and emerging industrial uses while remaining consistent with community values and sustainability goals. These zoning amendments aim to reinforce the Keating Business District's role as a vital economic hub, ensuring that regulations adapt to evolving economic opportunities, best practices, and feedback from interest holders.

DISCUSSION:

The proposed amendments to the Light Industrial Zoning regulations reflect a strategic effort to modernize the District's Zoning Bylaw and support economic growth, particularly within the Keating Business District (KBD). The recommendations address current gaps in industrial zoning, improve

alignment with emerging trends, and ensure the regulations remain flexible to accommodate future industrial activities.

1. Introduction of General Light Industrial and Innovation Industrial Uses

- The creation of a **General Light Industrial** use and definition provides a broader, more adaptable framework for industrial activities, reducing the reliance on restrictive, narrowly defined uses. This approach helps "future-proof" the zoning by accommodating emerging uses that may not have been anticipated under the existing Zoning Bylaw (Appendix A).
- The new **Innovation Industrial** use and definition focuses on research and development, science, and technology-based industries. This addition supports high-value, low-impact industrial operations and aligns with growing trends in (Science, Technology, Engineering, and Math (STEM) industries, enabling full-scale production alongside innovation (Appendix A).

2. Increase in Building Height

- The proposed increase in maximum building height from 11 metres to 18 metres aligns with industry trends favoring vertical development. This change accommodates innovations in automation, warehousing, and logistics that demand greater vertical space to enhance operational efficiency and address rising land costs. By allowing taller buildings, this amendment maximizes land-use efficiency, enabling vertical expansion rather than sprawling development. This strategic adjustment positions the Keating Business District (KBD) to attract competitive industrial businesses seeking modern, scalable, and space-efficient facilities.

3. Additional Changes

- The review resulted in the removal of several specific uses that are now integrated into the broader General Industrial and Innovation Industrial permitted use categories. These include agricultural processing centers, boat building, mini warehousing, and vehicle servicing, among others. While these updates streamline the list of permitted uses, certain existing uses that fall outside the new categories—such as audio/visual production facilities, breweries, and veterinary practices—remain unchanged. This approach strikes a balance by simplifying zoning regulations while ensuring the Keating Business District (KBD) retains the flexibility to accommodate both traditional and emerging industries, aligning with community values and long-term sustainability objectives (Appendix A).
- A new "Prohibited Uses" section was introduced to prevent activities incompatible with the vision for the KBD. Prohibited uses include outdoor wrecking, heavy industrial activities such as sawmills and fertilizer plants, steel smelting, and operations involving volatile materials or live animals (Appendix A).

Engagement

To inform this work, key industrial landowners in the Keating Business District (KBD) were engaged through a two-stage process. The first session, held in January 2024, focused on idea generation and feedback, while a follow-up meeting in June 2024 confirmed the direction for future development. Landowners voiced support for increasing building heights, allowing a broader range of uses, and

excluding residential uses from the KBD. In addition, an open house held in September 2024, attended by approximately 55 businesses and landowners, garnered similar feedback to the industrial landowner focus group, with participants expressing support for diverse uses and increased building heights. A public survey conducted in August 2024 revealed that 55% of respondents favored limiting residential uses and supporting diverse uses, with 70% in favor of increased building heights. Notably, 35% of respondents supported permitting building heights up to 18 metres (Appendix B).

Gateway Park: CD-1 Zone

The Gateway Park CD-1 Zone list of permitted uses does not include research and innovation, which has been an issue in terms of limiting several businesses in the past. Through discussion with the property owner of Gateway Park, staff propose the addition of the General Light Industrial and Innovation Industrial uses to the CD-1 zone. The CD-1 zone is a comprehensive development zone specific to Gateway Park, which allows for several overlapping uses that the I-1 zone permits including welding and machine shops, plastic fabrication, and manufacturing. The addition of the General Light Industrial and Innovation Industrial as permitted uses would enable the site to better align with the broader Keating Business District and attract a broader range of industrial business.

During the complete zoning review being undertaken throughout 2025, staff will engage the Gateway Park owner to discuss potentially rezoning the property from the CD-1 to the I-1 zone to provide more consistency throughout the Keating Business District.

IMPLICATIONS:

Strategic

The proposed amendments support the District's strategic goals of promoting economic development, modernizing zoning regulations, and enhancing the Keating Business District as a key industrial hub. These changes align with broader objectives of attracting innovative industries, supporting job creation, and improving land use efficiency.

OCP

The recommendations align with the goals and policies of the Official Community Plan, particularly the vision for the Keating Business District as a critical economic and employment hub. The proposed changes also support industrial land protection and long-term sustainability.

Climate Action

While there are limited mechanisms in zoning to promote climate action, environmental considerations were part of the review. At the District's Open House, District 2030, a local non-profit supporting businesses in reducing emissions, connected with several KBD property owners to potentially help them in applying for grants and providing information and resources. Climate action will also be further addressed in the upcoming development permit review in 2025, where the District can set objectives for energy and water conservation and greenhouse gas reduction, aligning with the goals of the Climate Leadership Plan for the Keating Business District.

OPTIONS:

Option 1 (recommended): Refer Amendments to the APC

That Zoning Bylaw Amendment Bylaw No. 2223 (Light Industrial) be referred to the Advisory Planning Commission and that the Commission consider the following:

1. Is the APC supportive of the changes?

2. Are there any substantial issues Council should consider?**Option 2:**

That Council consider an alternative to the staff recommendation.

Option 3:

Take no action currently and retain the current Light Industrial Zone regulations.

CONCLUSION:

The proposed amendments to the I1 - Light Industrial Zoning regulations aim to modernize the District's Zoning Bylaw, aligning it with evolving industrial needs and economic development priorities. By introducing more adaptable industrial uses, increasing allowable building heights, and addressing identified zoning gaps, these changes enhance the Keating Business District's potential as a vital economic and employment hub.

Engagement with landowners and the public has reinforced support for these updates, ensuring they reflect community values and industrial trends. These amendments demonstrate the District's commitment to enabling sustainable growth, attracting innovative industries, and supporting the long-term economic success of the community.

Report written by:	Julie Bull, Community Planner
Respectfully submitted by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Draft Light Industrial Zone (I-1)

Appendix B: Industrial Zoning Updates What We Heard Report

Appendix C: Industrial Zoning Baseline Findings Report

Appendix D: Draft Bylaw No. 2223

Appendix E: Light Industrial and CD-1 Map

25 LIGHT INDUSTRIAL: I-1

Permitted Uses

- 1
 - (1) Audio/Visual Production Facility
 - (2) Brewery
 - (4) Cannabis Production
 - (5) Car Wash
 - (6) Catering Establishment
 - (7) Commercial Composting
 - (8) General Light Industrial
 - (9) Health Club and Fitness Centre
 - (10) Innovation Industrial
 - (11) Laundry or Cleaning Plant
 - (13) Photofinishing Services and Photography Studio
 - (14) Printing and Publishing
 - (15) Recycling Facilities
 - (16) Restaurant, not exceeding 75 m² gross floor area
 - (17) Sales, rental, service, storage and repair of:
 - a. agricultural equipment and garden implements;
 - b. boats and marine equipment;
 - c. business and office equipment;
 - d. construction and building equipment;
 - e. farm, garden and pet supplies;
 - f. furniture and appliances; and
 - g. tires
 - (18) Veterinary Practice, in accordance with Part 4, Section 13

Permitted Accessory Uses

- 2
 - The following uses are permitted as accessory uses only:
 - (1) Offices
 - (2) Caretaker's Dwelling, no greater than 130 m² gross floor area
 - (3) Indoor Storage and Storage Yard

Prohibited Uses

- 3
 - Notwithstanding Section 5.26.1, the following uses are prohibited:
 - (1) Any outdoor wrecking;
 - (2) As the primary use, the storage or production of volatile materials that constitute a risk to health, safety or property due to the potential of fire, explosion or accidental release of toxic fumes, gases or other substances;

Appendix A: Draft Light Industrial Zone

- (3) The primary processing of meat, poultry or fish or the involvement of live animals in any aspect of the operation;
- (4) The primary processing of wood, metals or chemicals; or
- (5) Gravel processing, garbage dumps, sawmills, planer mills, fertilizer plants, oil refineries or bulk oil storage plants or other uses that would be considered a form of heavy industrial development;
- (6) Parking or storage lots for offsite vehicles sales;

Siting of Buildings and Structures

- 4 Siting of buildings and structures shall be as follows:
- (1) Front Yard minimum of 7.5m
 - (2) Side Yard Interior minimum of 6.0 m, total two sides,
 - a. where a side yard is not flanking a street or lane, the setback may be reduced to 0 m, provided that the other side yard has a width of not less than 6.0 m.
 - (3) Side Yard Exterior minimum of 6.0 m
 - (4) Any building or structure for Cannabis Production Building shall meet the following setbacks
 - a. Yard abutting Residential, Comprehensive or Mixed-Use zone minimum 60 m
 - b. Yard abutting land dedicated, zoned or otherwise identified as public parkland, school or Institutional minimum 150 m

Size of Buildings and Structures

- 5 The maximum size of buildings and structures shall be as follows:
- (1) Height maximum of 18.0 m
 - (2) Lot Coverage maximum of 60%
 - (3) Floor Area Ratio maximum of 1.0

Subdivision Requirements

- 6 Requirements for subdivision shall be as follows:
- (1) Minimum and Average Lot Area minimum of 1850 m²
 - (2) Lot Frontage minimum of 30.0m

WHAT WE HEARD

INDUSTRIAL ZONING UPDATE

JANUARY 2025

Overview

The District of Central Saanich undertook a comprehensive engagement process to gather feedback on industrial land use policies within the Keating Business District (KBD). Through a combination of open house events, targeted stakeholder meetings, and public surveys, the District engaged industrial landowners, business owners, and residents to inform future zoning and policy decisions.

The engagement activities emphasized the need to balance the preservation of industrial lands with evolving community and economic needs. A recurring theme was the importance of supporting industrial growth while limiting conflicting residential uses in the KBD.

Goals

- Provide opportunity for community engagement with industrial landowners, business owners, and residents.
- Educate through a combination of open house events, targeted stakeholder meetings, and public surveys.
- Feedback will be provided to Council to help inform decisions



Engagement overview

- **Survey – August 2024**
Gathered broader community feedback on industrial land use policies.
- **Open house - September 17, 2024**
Attended by industrial landowners, business owners, and local residents. Attendees provided valuable input on topics related to commercial land use.
- **Industrial landowners' engagement process:**
 1. Idea-generation and feedback session to identify key priorities - January 2024
 2. Direction-confirmation meeting to refine recommendations – June 2024

Engagement Summary

ENGAGED

- 40 participate in the survey
- 50 attended a workshop
- 10 participated in focus groups

AWARE

- 523 visited the project page

Promotion

- Let's Talk site project page
- Mailer to properties within the KBD and 100-meter radius of Small Commercial notes.
- Municipal website: news release and meeting calendar
- Social media: five posts on platforms



Feedback / What we heard

- **Support for Industrial Preservation**
 - Stakeholders strongly supported maintaining Keating Business District (KBD) industrial focus, citing its critical role in regional economic growth and its limited availability in the Capital Regional District (CRD).
 - Survey Results: **55% of respondents agreed** with limiting residential uses in the KBD to preserve industrial operations.
- **Building Heights**
 - There was significant support for increasing allowable building heights to accommodate modern industrial needs, such as high-efficiency warehouses.
 - Survey Results: **70% of respondents supported increasing building heights**, with **35% favoring heights up to 18 metres**.
- **Diverse Uses in Industrial Zones**

- Stakeholders emphasized the need for zoning flexibility to enable a broader range of industrial activities, including high-tech and innovative uses.
- Survey participants supported diversifying industrial uses while excluding residential uses to minimize land-use conflicts.
- **Concerns About Residential Uses**
 - Feedback consistently highlighted concerns about introducing residential uses in the KBD, including potential noise complaints, parking challenges, and operational restrictions on industrial activities.
 - Landowners specifically opposed residential integration, favoring residential intensification in areas adjacent to, but outside, the KBD.
- **Travel and Accessibility**
 - A travel time analysis presented during the engagement demonstrated that residential areas within Central Saanich are in close proximity to KBD, supporting the idea of intensifying housing outside the district while improving transportation connections.
- **Regional Context**
 - Stakeholders expressed urgency in protecting industrial lands given the CRD's critically low industrial vacancy rates (below 1%). Any loss of industrial land in KBD would undermine regional competitiveness and economic resilience.

Conclusion

The feedback collected through the District's comprehensive engagement process highlights the critical role of the Keating Business District as a hub for industrial growth and economic activity in Central Saanich and the broader region. Stakeholders consistently emphasized the need to protect and enhance the industrial character of the KBD while addressing modern operational needs.

Support for increasing building heights, diversifying industrial uses, and excluding residential development reflects a strong commitment to preserving the district's industrial integrity. At the same time, participants recognized the importance of balancing industrial development with broader community needs, such as housing and accessibility, by focusing residential intensification efforts outside the KBD.

These findings reaffirm the importance of strategic planning and zoning policies to ensure the long-term viability of the KBD. By integrating the voices of landowners, business owners, and residents, the District is well-positioned to implement policies that support industrial innovation, economic resilience, and sustainable growth.



**Targeted
Land Use Bylaw
Improvements:**

**Baseline Findings
Report**

April 22, 2024

Submitted to District of Central Saanich
Prepared by McElhanney

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A faint, stylized topographic map with contour lines and some green shaded areas is visible in the top right corner of the page.

Your Challenge. Our Passion.

1. KBD / I1 – Light Industrial Land Use Bylaw Amendments

The District's OCP contains policies to advance opportunities for development in the Keating Business District (KBD). The relevant KBD related policies that were included in the RFP for this project were as follows:

OCP 4.4.10 To support the Keating Business District, consider amendments to the Land Use Bylaw to:

- a. *Allow for taller buildings within the Service Commercial area on Keating Cross Road for the purpose of creating rental housing above ground floor commercial;*
- b. *Increase the permitted building height in Industrial zones;*
- c. *Review the list of permitted uses in the industrial zones to prioritize industrial operations and accessory uses, give careful consideration of permitted commercial or residential uses so that they do not detract from or impinge upon industrial uses, and consider other non-industrial zoning in the Keating Business District; and*

1.1. SUMMARY OF KBD / I1 – LIGHT INDUSTRIAL ZONING RECOMMENDATIONS

This section focuses on recommended approaches to improve the range and variety of industrial development in the KBD, and the I1 – Light Industrial zone.

OCP 4.4.10 a) Allow for taller buildings within the Service Commercial area on Keating Cross Road for the purpose of creating rental housing above ground floor commercial;

Based on our analysis of the current zoning, precedents elsewhere, a jurisdictional comparison, review of past consulting reports on the subject by Rollo and Associates (Industrial Market Analysis, 2021) and Stantec (KBD Implementation Plan, 2017), and interviews with land and business owners in KBD, we recommend not advancing any zoning bylaw changes related to this policy. We expand on this further in section 2.2 of this report.

OCP 4.4.10 b) Increase the permitted building height in Industrial zones

Based on our analysis of the current zoning, precedents elsewhere, and a jurisdictional comparison, we recommend increasing the height to 15m in the I1 zone. We expand on this further in section 3 of this report.

OCP 4.4.10 e) Review the list of permitted uses in the industrial zones to prioritize industrial operations and accessory uses, give careful consideration of permitted commercial or residential uses so that they do not detract from or impinge upon industrial uses, and consider other non-industrial zoning in the Keating Business District;

Based on our analysis of the current zoning, precedents elsewhere, and a jurisdictional comparison, we recommend creating a new General Industrial land use classification to capture a broader cross-section of industrial uses than the current approach. There is also an opportunity to remove non-industrial uses such as travel agent and fitness centre, if desired. We expand on this further in section 2 of this report.

Finally, the District could consider amendments to the OCP to remove discussion of rental housing in 4.4.10 a) and 4.4.10 e) to bring closure to this issue.

1.2. RENTAL HOUSING ABOVE GROUND FLOOR COMMERCIAL IN KBD

Allowing additional height within the Service Commercial areas on Keating Cross Road for the purposes of creating rental housing above ground floor commercial was carefully considered and evaluated in accordance with the scope of this study. A key consideration is that this OCP policy objective, along with the OCP, was developed in 2022 and adopted in April 2023, prior to the passage of Bill 44 in late November 2023. In light of the passage of Bill 44 and the Provincial direction to implement Small Scale Multi Unit Housing and the general intensification of housing across the District, there is now an opportunity to review the opportunity for existing residential land use designations and zoning to accommodate more housing, including rental housing, in an effort to provide more affordable housing across the District.

1.2.1. KBD Business and Property Owner Input

Input was gathered from businesses and property owners in a round table engagement meeting on January 11, 2024. Feedback on the issue of residential use within the Service Commercial areas on Keating Cross Road included the following:

- This is a real industrial area that can take more serious stuff and don't want to dilute this strength.
- Keep the industrial nature of the area
- Putting industrial and residential together can cause problems
- Concern about residential creating conflict between land users and residents
- Residential around the periphery might be better placement for density
- Housing for workers is a challenge, but look at densifying areas outside KBD
- We are losing industrial land in the CRD, need to keep it or we are going to lose our on-Island industrial jobs

1.3. TRAVEL TIME ANALYSIS

Feedback from industrial property owners on avoiding adding residential use to the KDB area directly, led to a planning analysis to determine what alternative approaches could be taken to bring more residential uses in proximity to KBD. Given the short travel distances in the District, and short travel times from existing and soon to be intensified residential areas a geospatial analysis demonstrates it is possible to locate new rental housing forms in relative proximity to KBD, potentially avoiding the need for locating it within the KBD Service Commercial area. A spatial analysis completed by McElhanney shows the potential travel times to KBD from residential areas under a variety of modes.

1.3.1. Automobile Travel Time

Automobile travel time to the KBD from residential areas in the District of Central Saanich are generally within 3 to 7 minutes. This short travel time reflects the District's current road network and the availability of numerous travel route options for automobiles. See Figure 1 for Automobile Travel Time

1.3.2. Bicycle Travel Time

Bicycle travel time to the KBD from residential areas in the District of Central Saanich are generally within 5 to 15 minutes. This is a fairly reasonable amount of travel time by bicycle, but it should be noted that this performance reflects the current supply of bike routes on various roads and does not factor in the use of bikes on transit to accelerate the journey. Performance could be augmented by taking bikes on transit or improving the availability of bike routes and cycling paths within the District. See Figure 2 for Bicycle Travel Time.

1.3.3. Walking Travel Time

Walking travel time to the KBD from residential areas in the District of Central Saanich are generally within 15 to 45 minutes. It should be noted that this performance reflects the current limited supply of sidewalks on various roads and does not factor in the use of transit to accelerate the journey. Performance could be augmented by taking transit or improving the availability of sidewalks and walking paths within the District. See Figure 3 for Walking Travel Time.

Figure 1. Automobile Travel Time

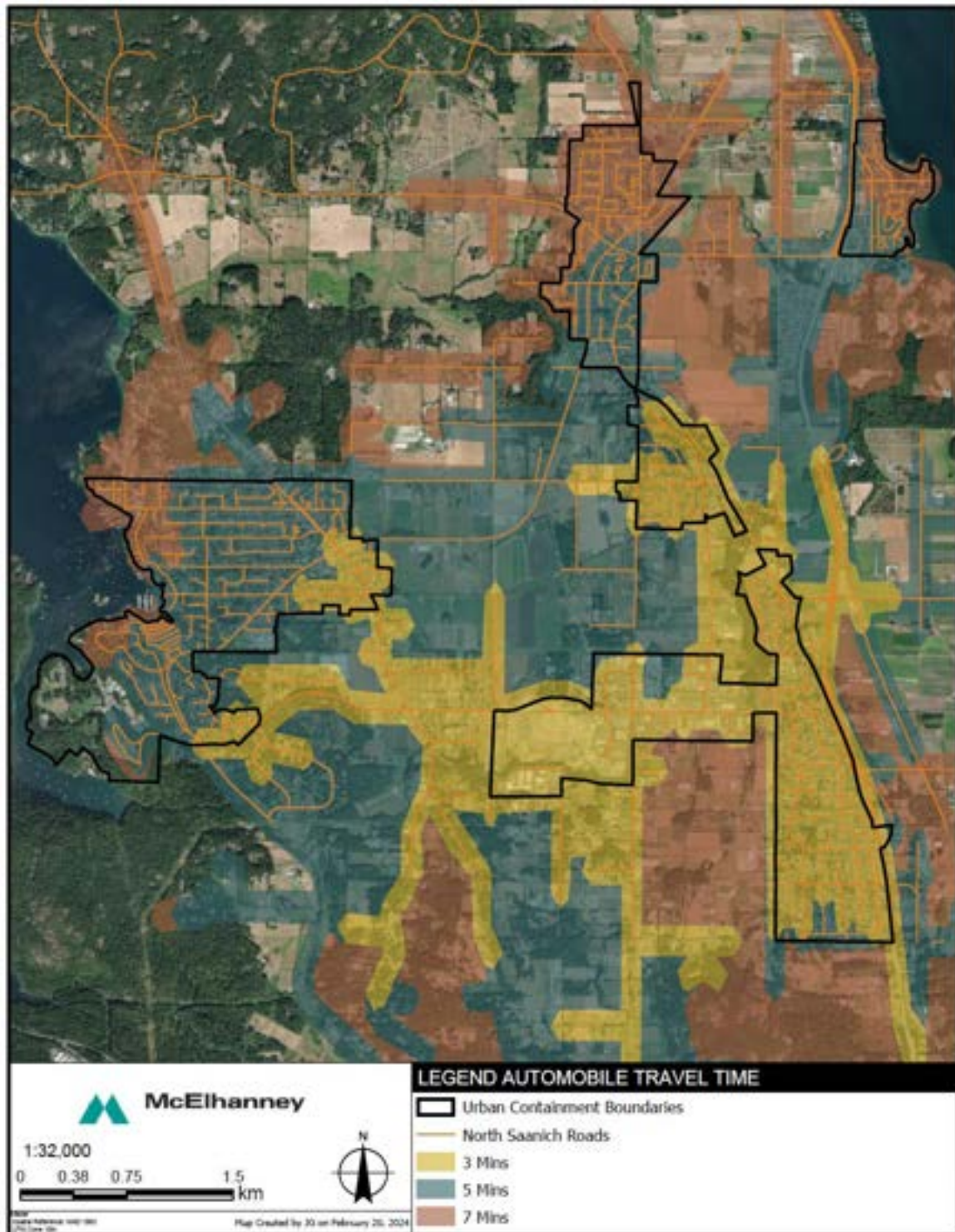


Figure 2. Bicycle Travel Time

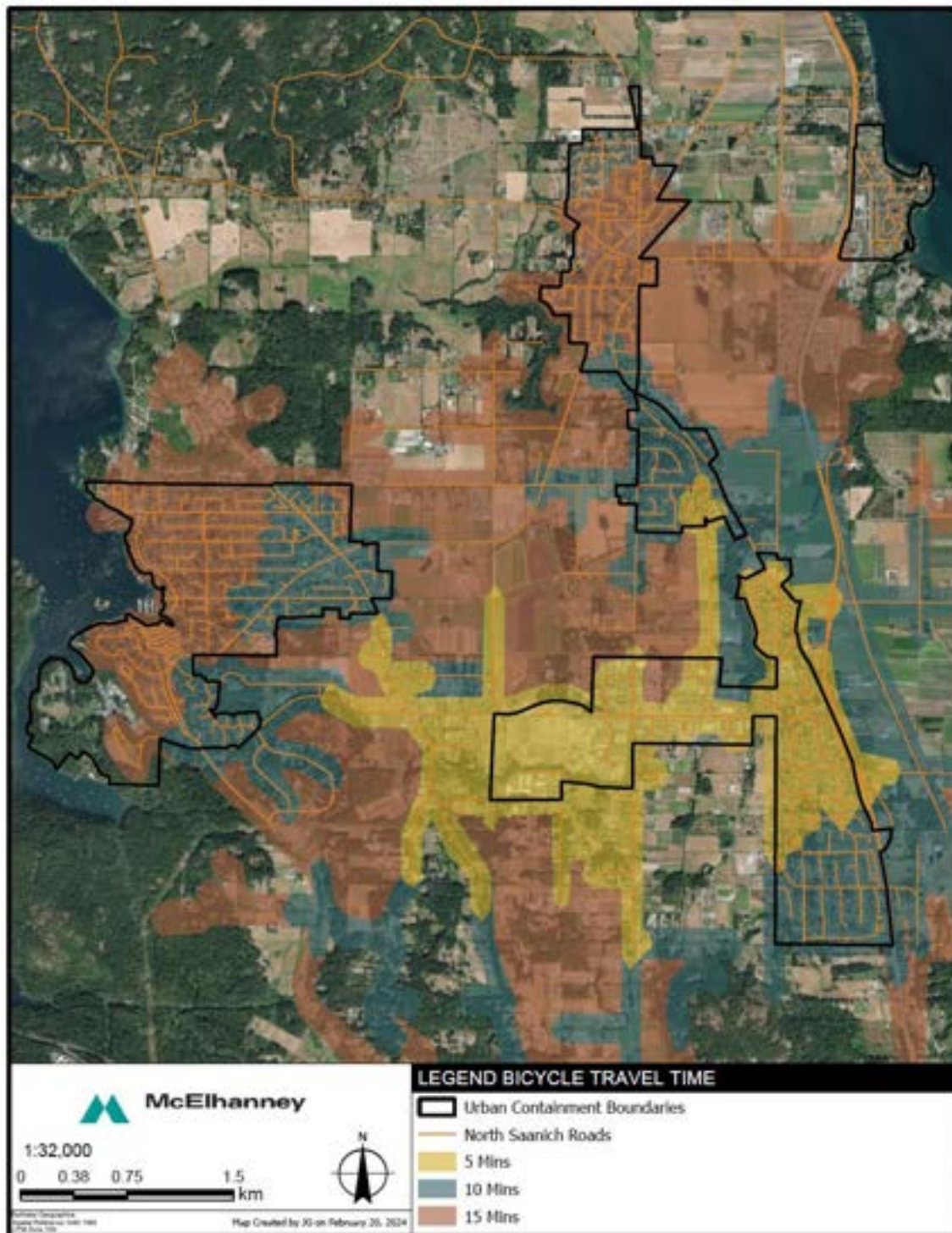
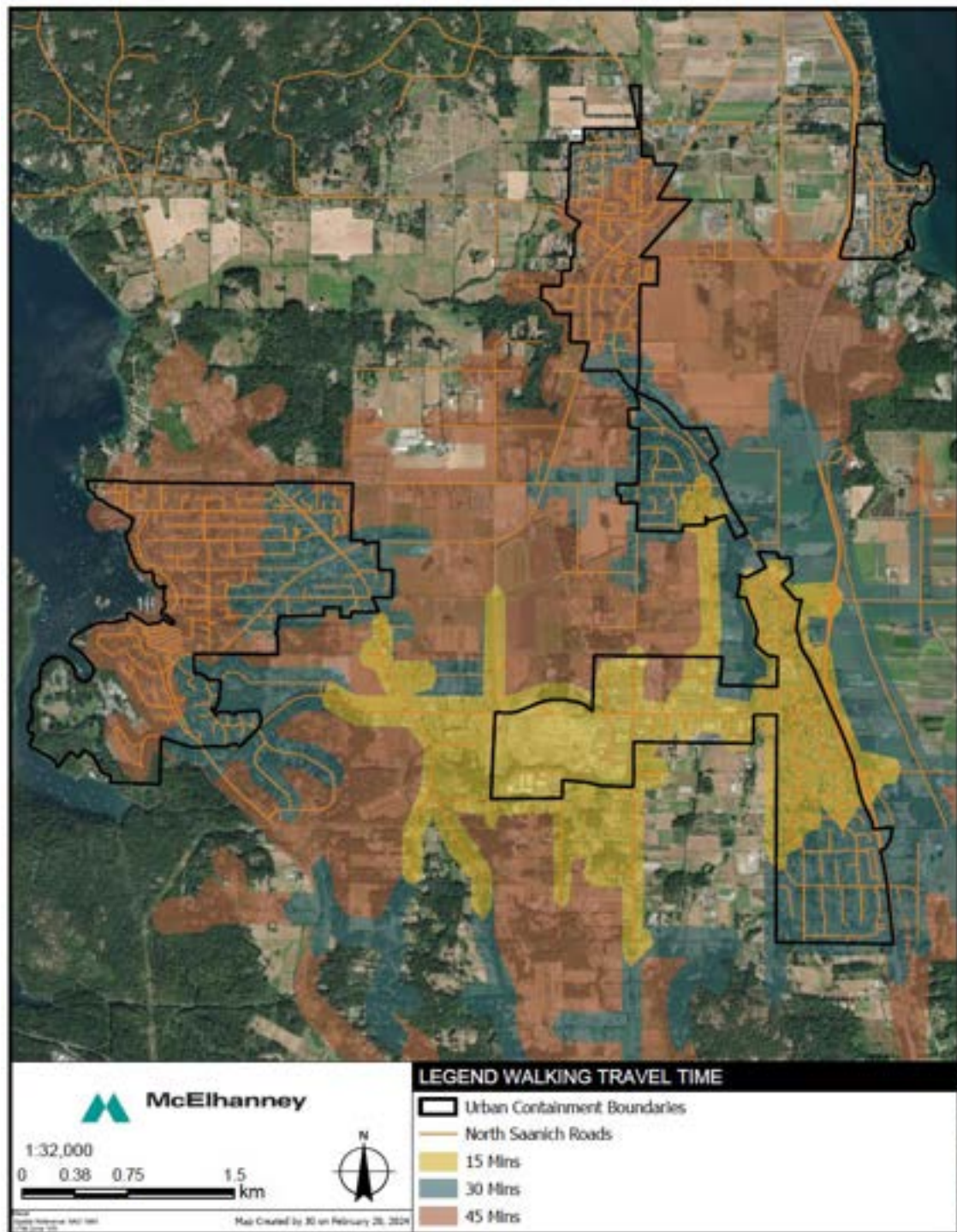


Figure 3. Walking Travel Time



Interviews with KBD business and land owners revealed limited support for including residential uses in the Service Commercial area. They expressed the following concerns

- Not interested in redeveloping their sites in this way
- Concerns with the potential for complaints from residents related to noise, parking, and other nuisances associated with living in an industrial-commercial setting
- Insufficient residential-serving amenities, including access to parks and transit
- Constraining the potential expansion of the KBD and future industrial intensification

Our review of past reports included the Keating Business District Implementation Plan prepared by Stantec (2017), which noted:

- Industrial land shall be protected for industrial use; commercial and retail uses will be minimal and supportive of the industrial uses in the KBD.
- Residential development within the KBD will not be considered, except for live work opportunities that are demonstrated as compatible with light industrial and minor commercial and retail activities.

Similarly, the Industrial Market Analysis prepared by Rollo and Associates (2021) noted:

- The development of housing closer (emphasis added) to the KBD would encourage [industrial] redevelopment
- Including residential uses in the KBD would lead to nuisance-related issues and generally discourage industrial growth by limiting the range of practical industrial operations in the area
- Retail is beneficial in the KBD but residential is not, including residential uses in the KBD - even in the form of live / work space is inadvisable as it may create nuisance-based conflicts and discourage some kinds of industrial use

1.3.4. Regional Industrial Land Supply Considerations

Within the CRD, and as noted in the Industrial Market Analysis by Rollo and Associates, industrial land is in short supply, with KBD representing 17.6% of the entire regional industrial land supply, and vacancies are low at less than 1%. Any loss of industrial land base diminishes the availability of land to serve the industrial market sector, represents a loss to the municipal tax base, and weakens the competitiveness of the region.

1.4. RECOMMENDATION:

Based on the initial discussion with KBD owners and operators, as well as past planning studies, and best practices in regional industrial planning, our recommendation is not to introduce residential uses into the KBD Service Commercial area, but instead to focus on increasing the availability (supply) of housing in areas outside the KBD and across the District. Finally, the District could consider amendments to the OCP to remove discussion of rental housing in 4.4.10 a) and 4.4.10 e) to bring closure to this issue.

2. Expanded Uses in the I1 – Light Industrial Zone

A jurisdictional scan of the allowable industrial uses, and how these uses are defined in comparison to other jurisdictions identified by District staff and McElhanney, reveals that among the comparable jurisdictions all but three employ an industrial use class or a combination of use classes and specific uses in their land use/zoning bylaws. Out of 11 jurisdictions, only the District of Central Saanich, the City of Abbotsford and the Town of Sidney exclusively rely on lists of narrowly defined uses to regulate industrial uses. Table 2 below summarizes the details of these findings. After the table, the use class definitions from each jurisdiction is provided.

Table 4. Industrial Use Regulations

Jurisdiction	Zone	Approach to Uses
<i>District of Central Saanich</i>	<i>I1 – Light Industrial</i>	<i>Narrowly defined uses</i>
City of Langford	M1 – Light Industrial	Industrial use (light) use class, and a variety of narrowly defined uses.
Township of Langley	M-1A and M1-B Service Industrial Zones	General industrial use class and narrowly defined uses.
City of Abbotsford	I2 – General Industrial Zone	Narrowly defined uses (34)
City of Powell River	M1 – General Industrial	Industrial use class, transportation use class, and narrowly defined uses and other use classes
Town of Sidney	M1 – Industrial	Narrowly defined uses
City of Courtenay	I-1 – Industrial One Zone	Manufacturing use class, and narrowly defined uses (3 only)
City of Delta	I1 – Low Impact Industrial Zone	Low impact industry use class, and narrowly defined uses
City of Kamloops	I1 – Light Industrial	Light Industry use class and narrowly defined uses
City of Surrey	IL-1 – Light Impact Industrial 1 Zone	Light Impact Industry use class and other use classes and narrowly defined uses
City of Maple Ridge	M-2 General Industrial	Industrial use class, and narrowly defined uses

2.1. RECOMMENDED OPTION

Create a new “General Industrial” use class. This would create more flexibility within the Zoning Bylaw and avoids relying on an exclusionary approach where a long list of narrowly defined uses shows what specific uses are allowed and excludes all others. The drawback of the exclusionary approach is that if a new kind of industrial business use approaches the District for permission to operate in the I1 zone, the District may not be able to issue a permit under the existing list of specified uses. Whereas taking an inclusive approach, based on a broad definition of industrial activities, can be a more inclusive and therefore permissive philosophy. This type of inclusive approach is used in Surrey BC and Edmonton AB. It can be thought of as creating a “family of allowable uses” that offers the benefit of being future proofed to accommodate new and emerging or uses that were not considered when the bylaw was initially drafted and adopted. By using a broad general industrial use class, the District can apply a discretion as to whether a proposed industrial use fits within the spirit and intent of the general industrial use class.

Similar to the above we recommend creating an “Innovation Industrial” use class that can speak specifically to uses that rely on research and development, science, technology, engineering and mathematics (STEM) based activities. This would allow the District to consider these less intrusive uses within the I1 zone. Right now, the I1 zone features “Research Laboratory” and “Research and Development Facility” but these narrowly defined uses may not provide enough scope for full scale operations. Research Laboratory is defined as “the use of the premises for the provision of analytical research or testing services to other business.” This would not enable a research laboratory that produces its own proprietary outputs at scale, it is limited to testing and analysis services for other businesses.

The Research and Development Facility is defined as “the use of premises for carrying on investigation, research and development in science or technology, including information technology, biotechnology, and energy and environmental technologies, and may involve the design, processing, manufacture, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications’ systems including devices or similar equipment; precision engineering and robotics; pharmaceutical preparations or materials; medical devices; and, batteries and fuel cells.” This is fairly broad, but there could be limitations on full scale production of any of the technological or product outputs, since this definition is drafted to enable broad types of research but “may” involve the manufacture, storage and distribution of the technologies. If challenged, the definition indicates that the primary intent of the facility is prototyping and testing, which is a secondary emphasis on full scale production.

Finally, there is also an opportunity to remove non-industrial uses such as travel agent and fitness centre, if desired, to preserve opportunity for industrial and service-industrial uses. In the sections below we provide the specific findings of the jurisdictional scan related to industrial uses in the 10 municipalities covered in the analysis.

2.1.1. City of Langford

“Industrial use, light” means the use of land, buildings and structures for processing, fabricating, assembling, manufacturing, storing, distributing, testing, cleaning, servicing, repairing, wrecking or

salvaging of goods other than automobiles, materials or equipment and the use of land for accessory unenclosed storage associated with such uses. This use does not include:

9. Any outdoor assembling, manufacturing, wrecking, testing, servicing or uses other than accessory unenclosed storage;
10. The use, storage or production of volatile materials that constitute a risk to health, safety or property due to the potential of fire, explosion or accidental release of toxic fumes, gases or other substances;
11. Any use that generates heavy truck traffic or fumes, dust, smoke, light, vibration, noise, odours, heavy truck traffic or other impacts that extend beyond the boundary of the lot on which the use is located;
12. The primary processing of meat, poultry or fish or the involvement of live animals in any aspect of the operation;
13. The primary processing of wood, metals or chemicals; or
14. Gravel processing, garbage dumps sawmills, planer mills, fertilizer plants, oil refineries or bulk oil storage plants.

This use may include accessory administrative office, retail sales and distribution uses. Typical light industrial uses include, but are not limited to: contractor services, food and beverage processing and packaging, recycling facilities, wholesaling and warehouse storage.

2.1.2. Township of Langley

"GENERAL INDUSTRIAL USE" means the general manufacture, assembly, repair, finishing, packaging and storage of products. Excludes heavy industrial and similar uses specifically permitted in the Heavy Industrial Zone M-3, the Heavy Industrial Zone M-4, and wrecking and salvaging yards and all industrial uses deemed as being reviewable in the Reviewable Projects Regulation as amended pursuant to the Environmental Assessment Act as amended.

2.1.3. City of Abbotsford

List of narrowly defined uses:

- Principal Uses .1 Animal Shelter .2 Auction .3 Automobile Body Shop .4 Automobile Repair .5 Automobile Storage Yard .6 Brewery .7 Brewing and Vinting Outlet .8 Building Supply .9 Bus Depot .10 Commercial Vehicle Parking .11 Commercial Vehicle Repair .12 Commercial Vehicle Sales/Leasing .13 Commercial Vehicle Stop .14 Courier and Delivery .15 Crematorium .16 Dangerous Goods Manufacturing/Warehousing .17 Data Centre .18 Farm and Industrial Equipment Sales/Leasing/Repair .19 Freight Handling Facility .20 Indoor Recreation Facility .21 Landscape Supply .22 Manufacturing .23 Microbrewery .24 Self Storage (B/L 3249-2022) .25 Mobile Food Vendor .26 Motor Vehicle Recycling and Salvage Yard (B/L 3470-2023) .27 Printing Services .28 Recreational Vehicle Sales/Leasing/Repair/Rental .29 Recycling Depot .30 Research and Development .31 Restaurant .32 Trade School .33 Warehousing .34 Waste Transfer Station

2.1.4. Powell River:

"INDUSTRIAL USE" means an industrial activity and/or use providing for the generation, manufacturing, processing, assembling, fabricating, testing, servicing, repair, storing, growing, raising, transporting, warehousing, or distributing of goods or materials or things with or without an ancillary office to administer the industrial use on the lot, and includes wholesaling provided that the merchandise being sold is distributed from the lot. Food processing is permitted only when carried out entirely within an enclosed building and does not generate malodours that may be identified in any residential area in the City.

2.1.5. City of Kamloops

"GENERAL INDUSTRIAL USE" means the general manufacture, assembly, repair, finishing, packaging and storage of products. Excludes heavy industrial and similar uses specifically permitted in the Heavy Industrial Zone M-3, the Heavy Industrial Zone M-4, and wrecking and salvaging yards and all industrial uses deemed as being reviewable in the Reviewable Projects Regulation as amended pursuant to the Environmental Assessment Act as amended.

2.1.6. City of Courtney

"manufacturing" means those operations which are a necessary part of and clearly related to the production of articles and goods, including the repairing of articles and retail and wholesale sales provided the merchandise being sold is distributed from the lot.

2.1.7. The City of Delta

means the manufacturing, processing, testing, assembling, finishing or packaging of goods or materials that:

- a. takes place entirely inside a building,
- b. does not cause glare, sound or vibration impact that exceeds the maximum amount set out in Section 6.1.5, and
- c. is not offensive to the neighbouring areas by reason of smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference,

but excluding any cannabis production, cannabis research and development, hazardous waste facility, household hazardous waste facility, solid waste facility, fat or oil rendering or refining, fish processing, leather tanning, natural gas or oil production, and processing of radioactive materials.

2.1.8. Surrey – Zoning Bylaw

"Industry - Light Impact" (BL 12333; 13916) means an industrial use which is enclosed within a building and is not offensive by reason of smoke, vibration, smell, toxic fumes, electrical or electronic interference and produces no significant noise which in any way interferes with the use of any contiguous lot, but excludes salvage industry.

"Industrial use" means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the lot.

2.1.9. City of Maple Ridge

“INDUSTRIAL” means a use providing for the: processing; fabricating; assembling; storage; transporting; distributing; testing; servicing; repairing; wrecking and salvaging of goods, materials or things; and the selling of heavy Industrial equipment. Includes, but is not limited to: assembly, repair, finishing and packaging of products; operation of truck terminals; docks; railways; bulk loading; and Warehouses.

2.1.10. Edmonton – Zoning Bylaw

Edmonton has replaced its Zoning Bylaw 12800 with an entirely new Zoning Bylaw 20001. The old zoning bylaw introduced the concept of a General Industrial Use class that worked well providing flexibility and future proofing the bylaw to emerging and shifting types of industrial businesses. The new Zoning Bylaw takes this approach further where all uses are grouped into very broad categories. It rests with the Development Officer to identify the category that the use would fall into.

“Minor Industrial” means a development used primarily for 1 or more of the following activities:

- processing raw materials;
- manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment;
- handling, storing, or shipping equipment, goods, and materials;
- training, research and development laboratories; or
- distributing and selling materials, goods and equipment to institutions and industrial and commercial businesses.

Any resulting Nuisance is less impactful than those permitted under the Major Industrial Use.

Typical examples include auto body repair and paint shops, Cannabis Production and Distribution, commercial recycling depots, contractor and construction services, equipment or vehicle repair and storage facilities, laboratories, landscaping centres, limo service, materials storage, research facilities, taxi service, truck yard, vehicle (truck, aircraft, mobile homes, etc.) and equipment sales and rentals, and warehouses.

“Major Industrial” means a development used primarily for 1 or more of the following activities:

- processing raw materials;
- manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment;
- handling, storing, or shipping equipment, goods, and materials;
- training, research and development laboratories; or
- distributing and selling materials, goods and equipment to institutions and industrial and commercial businesses.

A **Major Industrial Use** includes at least 1 of the following features:

- the creation of Nuisances that extend beyond the boundaries of the Site and that may have a harmful effect on other Sites due to noise, odour, light, airborne emissions, dust, heavy commercial vehicle traffic, or any other harmful effect created by a Nuisance; or the use of

materials or processing operations that require separation from other developments, due to risk of toxic emissions or fire and explosion hazards.

Typical examples include chemical plants, land treatment facilities, metal factories, and petroleum refineries.

Outdoor Sales and Service means a development where sales and service activities take place primarily outdoors. This may include outdoor storage or display. These activities may create minor Nuisances.

Typical examples include automotive and minor recreation vehicle (with a gross vehicle weight rating (GVWR) of less than 4600 kg) sales and rentals, and plant nurseries.

Vehicle Support Service means a development where the primary activity is vehicle servicing operations for the repair, maintenance, or fuelling of automobiles and other vehicles with a gross vehicle weight rating (GVWR) of less than 4,600 kg.

Typical examples include fuel stations, car washes, and vehicle repair shops, such as transmission, muffler, tire, automotive glass, and upholstery shops. This Use does not include auto body repair and paint shops.

With an approach similar to the above jurisdictions, the District of Central Saanich could regulate uses in the I1 zone with a short list of 4 or 5 use classes and exclude specific activities that are not desirable. These use classes would offer flexibility over the long term allowing the District to introduce a range of potential uses, without having to create narrow definitions for new uses.

2.1.11. Keating Business District Implementation Plan – P5 recommendations

The KBD Implementation Plan prepared by Stantec in March 2017, provided the District with a range of potential actions for improving the zoning bylaw and its ability to support broader uses and density. These actions were contained in a section called Implementation Tables, table P5 recommended actions included:

- Adding the following uses to the I1 Zone: Agricultural Related Industries use class to the Zoning Bylaw which would include
 - A. Husbandry services
 - B. Bulk sales outlet dealing primarily in farm-related goods and supplies
 - C. Custom machinery operators
 - D. Farm implement establishment
 - E. Farm supplies dealership
 - F. Grain drying
 - G. Greenhouse
 - H. Retail store engaged in the sale of farm produce or landscaping and garden supplies
 - I. Seed cleaning plants
 - J. Agricultural warehousing and storage
 - K. Fish and seafood processing industries

- L. Peat moss packaging
- M. Small-scale wind turbines
- N. Hi tech agricultural manufacturing
- O. Food and crop research facilities
- P. Medical marijuana facilities

Density bonus recommendations were also made, which focused on offering an additional 0.5 FAR in exchange for amenity provisions in the form of:

- Streetscape improvements
- Affordable housing
- Recreational amenities

2.1.12. Density Bonus Considerations

Density bonus recommendations were also made, which focused on offering an additional 1.0 FAR of office space in the I1 zone if the main floor is developed to the full 1.0 FAR with industrial uses – excluding office space. To do this effectively, new density bonus provisions would need to be drafted and inserted into the zone that specify the nature of the desired industrial uses – because some permitted uses include “Business Offices, but excluding Financial Institution, Medical/Dental Office. Additional Permitted uses include “Realty Office, Insurance Office, and Travel Agency” and “Offices” are a Permitted Accessory Use. The density bonus provision should specify the required industrial uses at grade, and potentially above grade, that qualify for the office related density bonus.

3. Building Height in the I1 – Light Industrial Zone

Many jurisdictions are finding that height limitations in industrial zoning may need to be increased. Industrial development and uses are increasingly going vertical. Verticality is being driven by automation and robotics innovations in the racking systems in warehousing, logistics and distribution combined with high land costs and limited land capacity/availability. Verticality increased the efficiency factor of the development on a square foot basis.

A recent example in Surrey BC located at 10895 Scott Road is a cold storage/frozen food distribution centre being built to a height of 15.7m to enable taller storage racking capacity. The allowable height in Surrey's IL-1 zone is 18m. TCD Transcold is the end user of the site; a similar user would make sense in a KBD location given it's strategic positioning in the CRD.

3.1. JURISDICTIONAL SCAN

A jurisdictional scan of the height limits in other jurisdictions identified by District staff and McElhanney reveals that the District of Central Saanich has the lowest allowable building height. Table 3 below presents the range of heights used in comparable jurisdictions.

Table 5. Industrial Height Comparison

Jurisdiction	Zone	Height
<i>District of Central Saanich</i>	<i>I1 – Light Industrial</i>	<i>11m</i>
City of Langford	M1 – Light Industrial	12m
Township of Langley	M-1A and M1-B Service Industrial Zones	12m (M1-A) 12m (M1-B)
City of Abbotsford	I2 – General Industrial Zone	12.2m
City of Powell River	M1 – General Industrial	13.5m
Town of Sidney	M1 – Industrial	15m
City of Courtenay	I-1 – Industrial One Zone	15m
City of Delta	I1 – Low Impact Industrial Zone	15m
City of Kamloops	I1 – Light Industrial	16m (building height) 18m (structure height)
City of Surrey	IL-1 – Light Impact Industrial 1 Zone	18m
City of Maple Ridge	M-2 General Industrial	18m

3.2. RECOMMENDATION

Our recommendations for the District of Central Saanich includes the following:

Increase allowable height in the zone to a maximum of 15m.

This would future proof the I1 District so that it could accommodate high efficiency warehouse and distribution industry as well as being able to facilitate stacked industrial should the business case make sense in the future as land scarcity drives up overall value of intensified industrial development.

Appendix A

Statement of Limitations

Statement of Limitations

Use of this Report. This report was prepared by McElhanney Ltd. ("McElhanney") for the particular site, design objective, development and purpose (the "**Project**") described in this report and for the exclusive use of the client identified in this report (the "**Client**"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

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Information from Client and Third Parties. McElhanney has relied in good faith on information provided by the Client and third parties noted in this report and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the site assessment/report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.

This construction cost estimate [and construction schedule] has [have] been prepared using the design and technical information currently available, and without the benefit of [Survey,] [Geotechnical,] [Environmental,] [Other – specify] information. Furthermore, McElhanney cannot predict the competitive environment, weather or other unforeseen conditions that will prevail at the time that contractors will prepare their bids. The cost estimate [and construction schedule] is [are] therefore subject to factors over which McElhanney has no control, and McElhanney does not guarantee or warrant the accuracy of such estimate[s]



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THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 2223

A Bylaw to Amend the Zoning Bylaw
(Light Industrial Zoning Regulations)

WHEREAS the Council by Bylaw No. 2180, 2024 adopted the Zoning Bylaw and deems it appropriate to amend the Zoning Bylaw;

NOW THEREFORE the Council of the Corporation of the District of Central Saanich, in open meeting assembled, enacts as follows:

1. TEXT AMENDMENT

Appendix A, to Zoning Bylaw No. 2180, 2024, as amended, is hereby amended as follows:

A) Inserting to Part 1, Definitions in the correct alphabetical order the following:

“General Light Industrial” - means an industrial activity and/or use including manufacturing, processing, assembling, fabricating, testing, servicing, repairing, storing, transporting, warehousing, wholesalers, and the distribution of products or materials directly associated with the industrial use on the lot. Activities on site shall not be offensive to the neighbouring areas by reason of smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference.”

“Innovation Industrial” - means the provision of research and development, science, technology, engineering and mathematics (STEM) based services, analytical research or testing services including information technology, biotechnology, and energy and environmental technologies, and can involve the design, processing, manufacturing, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications’ systems including devices or similar equipment; precision engineering and robotics; pharmaceuticals; medical devices, batteries and fuel cells.

B) In Section 5.25.1 (Light Industrial I1) remove the following uses from the permitted uses categories:

- (1) Agricultural Processing Centre
- (3) Boat Building

- (3) Business Offices but excluding Financial Institution, Medical/Dental Office, Realty Office, Insurance Office, and Travel Agency
- (11) Dry-cleaning Plant
- (12) Lumber and Building Sales
- (14) Light Manufacturing and Processing
- (16) Mini warehousing
- (17) Motor vehicle body work, painting and structural repairs
- (18) Parking Lot
- (22) Research Laboratory
- (23) Research and Development Facility
- (26) Storage Facility or Warehouse
- (27) Trades' Workshop
- (28) Truck Terminal or Courier Services
- (29) Vehicle Servicing
- (31) Wholesalers

- C) In Section 5.25.1 (Light Industrial I1) add "General Industrial" and Innovation Industrial" to permitted uses and renumber the section as follows.

- (1) Audio/Visual Production Facility
- (2) Brewery
- (4) Cannabis Production
- (5) Car Wash
- (6) Catering Establishment
- (7) Commercial Composting
- (8) General Light Industrial
- (9) Health Club and Fitness Centre
- (10) Innovation Industrial
- (11) Laundry or Cleaning Plant
- (13) Photofinishing Services and Photography Studio
- (14) Printing and Publishing
- (15) Recycling Facilities
- (16) Restaurant, not exceeding 75 m² gross floor area
- (17) Sales, rental, service, storage and repair of:
 - a. agricultural equipment and garden implements;
 - b. boats and marine equipment;

- c. business and office equipment;
- d. construction and building equipment;
- e. farm, garden and pet supplies;
- f. furniture and appliances; and
- g. tires

(18) Veterinary Practice, in accordance with Part 4, Section 13

- D) Inserting after section 5.25.2 (Light Industrial I1) the following “Prohibited Use” section (5.25.3):

Prohibited Uses

Notwithstanding Section 5.25.1 (Light Industrial I1), the following uses are prohibited:

- (1) Any outdoor wrecking;
- (2) As the primary use, the storage or production of volatile materials that constitute a risk to health, safety or property due to the potential of fire, explosion or accidental release of toxic fumes, gases or other substances;
- (3) The primary processing of meat, poultry or fish or the involvement of live animals in any aspect of the operation;
- (4) The primary processing of wood, metals or chemicals; or
- (5) Gravel processing, garbage dumps, sawmills, planer mills, fertilizer plants, oil refineries or bulk oil storage plants or other uses that would be considered a form of heavy industrial development;
- (6) Parking or storage lots for offsite vehicles sales;

- b) Amend 5.25.4 (Light Industrial I1) by replacing “The maximum size of buildings and structures shall be as follows: Height - “11.0m” to “The maximum size of buildings and structures shall be as follows: Height - “18.0m”.

- E) In Section 5.18.1 (Comprehensive Development Zone 1: CD-1 (Gateway Park)) add “General Industrial” and Innovation Industrial” to permitted uses.

2. CITATION

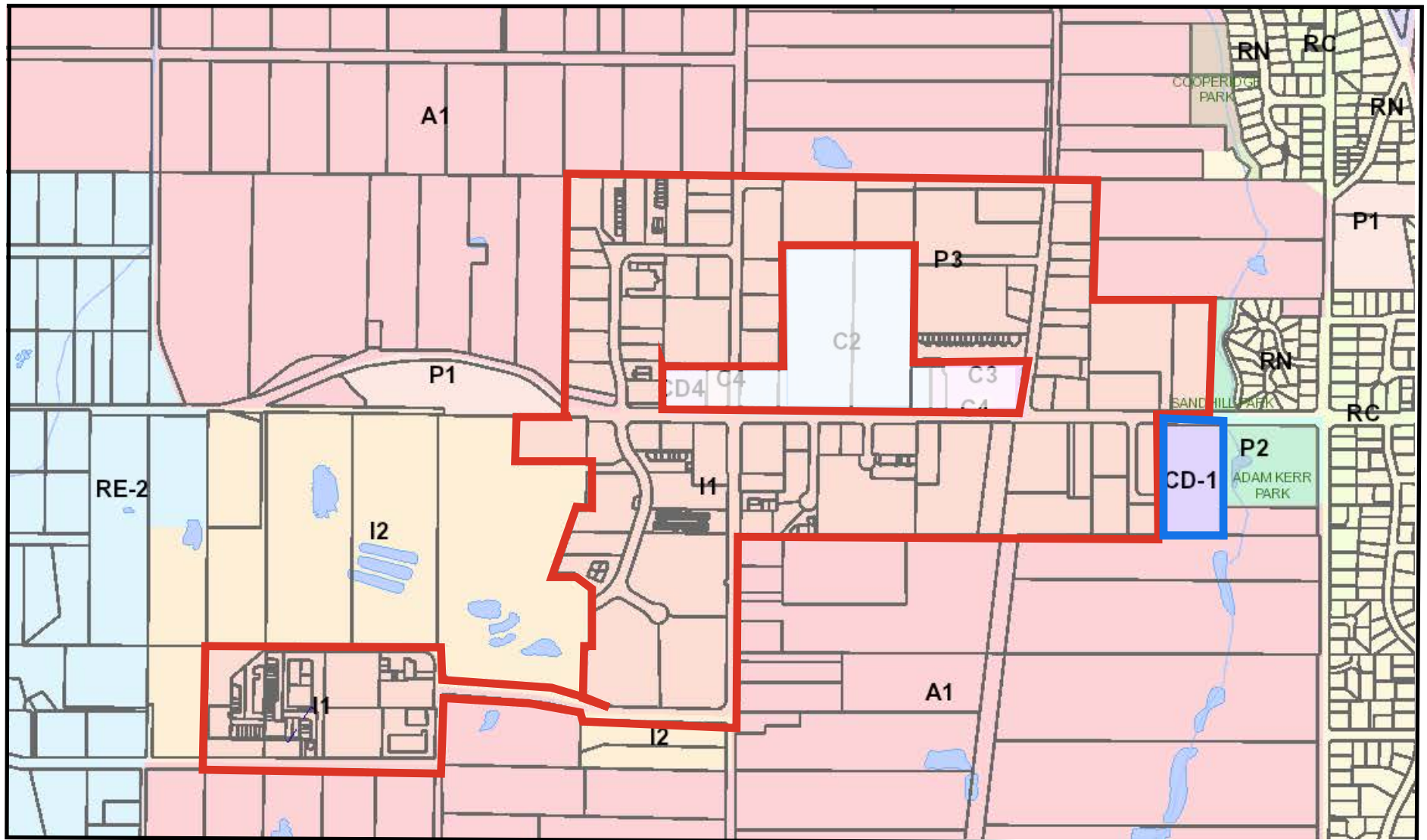
This Bylaw may be cited for all purposes as the “**Central Saanich Zoning Bylaw Amendment Bylaw No. 2223, 2025**”.

ADOPTED this _____ day of _____, 20__

Emilie Gorman
Director of Corporate Services

Appendix E

Light Industrial and CD-1 Zones
Bylaw No. 2223





**Central
Saanich**

Light Industrial Zoning Bylaw Updates

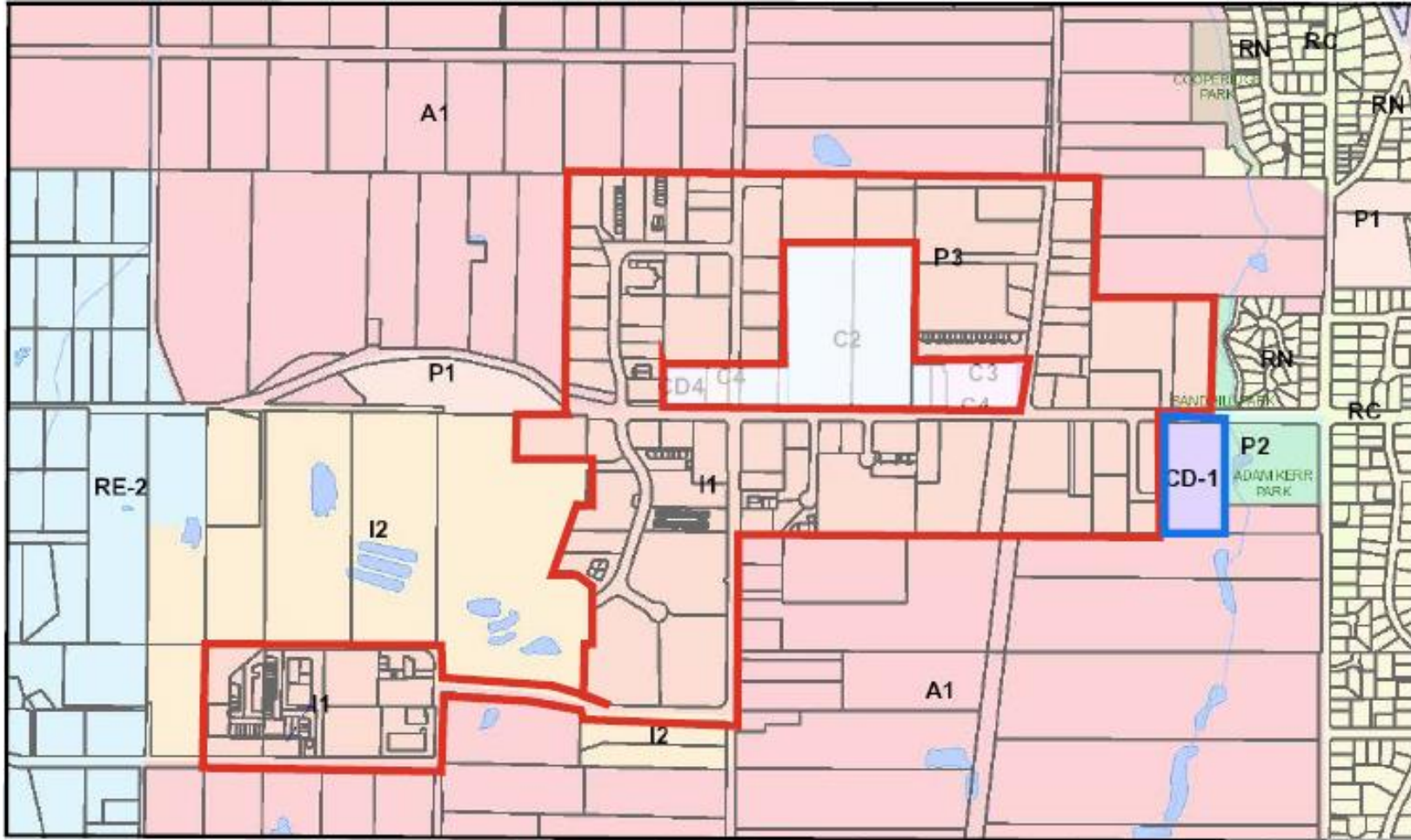
Advisory Planning Commission – March 19th, 2025



Significance of the Keating Business District

- Accounts for 17.6% of the regions Industrial Land
- Employs 3,140 people.
- Currently has a 2% vacancy rate, historically this has been 0%.
- Regional vacancy rates are at 3.2%, historically these have also been 0%.
 - Major development in the west shore
- Asking net rent in the region is 20.77 /sf

Light Industrial (I1) & CD 1 (Gateway Park)



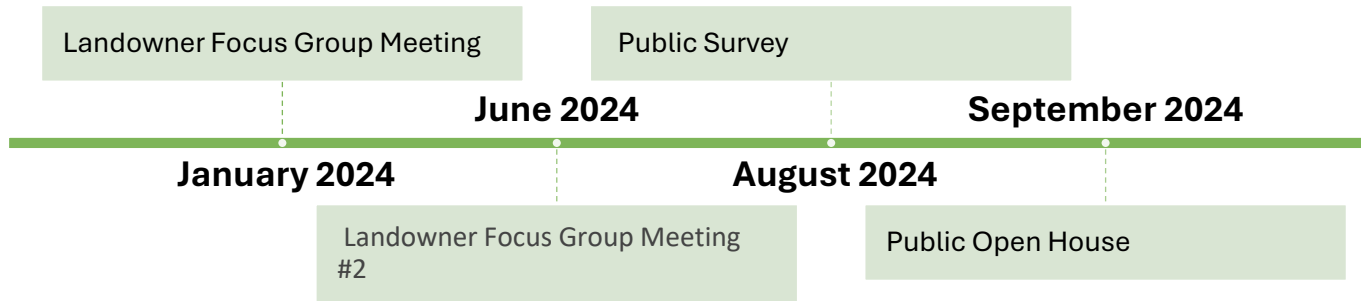
Background

- **Official Community Plan (2023)**
- **Central Saanich Industrial Market Report (2021)**
- **Economic Recovery Report (2020)**
- **Community Economic Resiliency Action Plan (2021)**
- **Keating Business District Parking Strategy (2022)**
- **Keating Business District Study & Implementation Plan (2017)**

Industrial lands are developed in such as way to provide a broader range of site sizes, more innovative uses of multilevel industrial buildings, the efficient use of lands and access routes, and options for property ownership through strata development or other legal agreements.

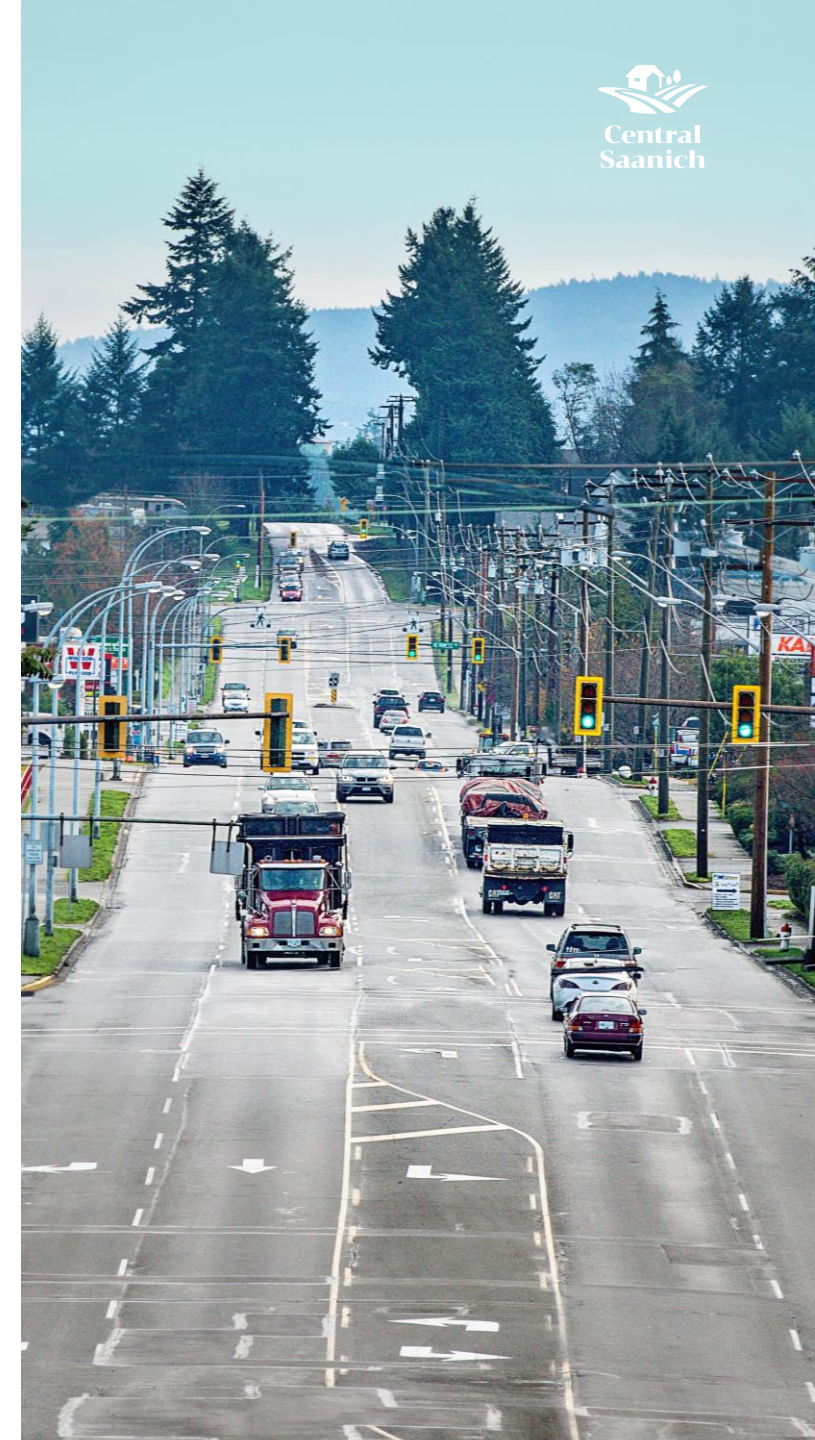


What We Heard



Community Feedback

- Strong support for increasing building heights.
- Allowing diverse and emerging industrial uses.
- Concern about permitting Residential uses in Industrial lands.



Summary of Changes

General Light Industrial

Means an industrial activity and/or use providing for the manufacturing, processing, assembling, fabricating, testing, servicing, repair, storing, transporting, warehousing, or distribution of goods or materials or products, and includes wholesaling provided that the merchandise being sold is distributed from the lot. Activities on site shall not be offensive to the neighbouring areas by reason of smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference.”

Replaces

- (1) Agricultural Processing Centre
- (3) Boat Building
- (11) Dry-cleaning Plant
- (14) Light Manufacturing and Processing
- (16) Mini warehousing
- (17) Motor vehicle body work, painting and structural repairs
- (18) Parking Lot
- (26) Storage Facility or Warehouse
- (27) Trades' Workshop
- (28) Truck Terminal or Courier Services
- (29) Vehicle Servicing
- (31) Wholesalers

Result

More flexibility to support diverse uses by avoiding a narrowly defined list of uses

Summary of Changes

Innovation Industrial

means the provision of research and development, science, technology, engineering and mathematics (STEM) based services, analytical research or testing services including information technology, biotechnology, and energy and environmental technologies, and can involve the design, processing, manufacturing, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications' systems including devices or similar equipment; precision engineering and robotics; pharmaceuticals; medical devices, batteries and fuel cells.

Replaces

(22) Research Laboratory
(23) Research and
Development Facility

Result

Supports emerging uses in research and development, science, technology, engineering and mathematics (STEM) based activities in the Keating Business District

Summary of Changes

- **Increasing Building heights from 11m to 18m to accommodate automation in industrial uses.**
- **Adding General Light Industrial and Innovation Industrial to CD-1 Zone: Gateway park to align with the broader industrial vision for the Keating Business District and Industrial nature of the property.**
- **Streamlining industrial zoning regulations to enhance the district's ability to adapt to emerging trends and market demands.**





Housing to Support Industrial Workers

Residential Uses in the Keating Business District (KBD)

The District supports mixed-use development in Village Centres, but residential in KBD could have negative impacts.

Key Concerns:

- Reduces industrial land needed for jobs and economic growth.
- Creates user conflicts (e.g., noise, traffic, operational constraints).
- Industrial businesses in Keating contribute significantly to the District's tax revenue

Existing Policy & Feedback:

- OCP allows some residential at the Keating Shopping Centre, but business owners oppose further expansion.

Future Housing Considerations:

- OCP and zoning review will assess housing capacity in Village Centres and small commercial nodes.

Conclusion

- **Changes can be reviewed as part of the 2025 Zoning Bylaw Update.**
- **Align Comprehensive Development (CD) Zones within the Keating Business District to support a cohesive vision and ensure continuity in land use and development planning**
- **Climate action initiatives will be reviewed as part of the 2025 Development Permit Guidelines Review**
- **Changes provide for future flexibility and innovation as the Keating business District continues to evolve.**





Central
Saanich

Questions?



**Central
Saanich**

Zoning Bylaw Update

Advisory Planning Commission – March 19th, 2025

Understanding Zoning

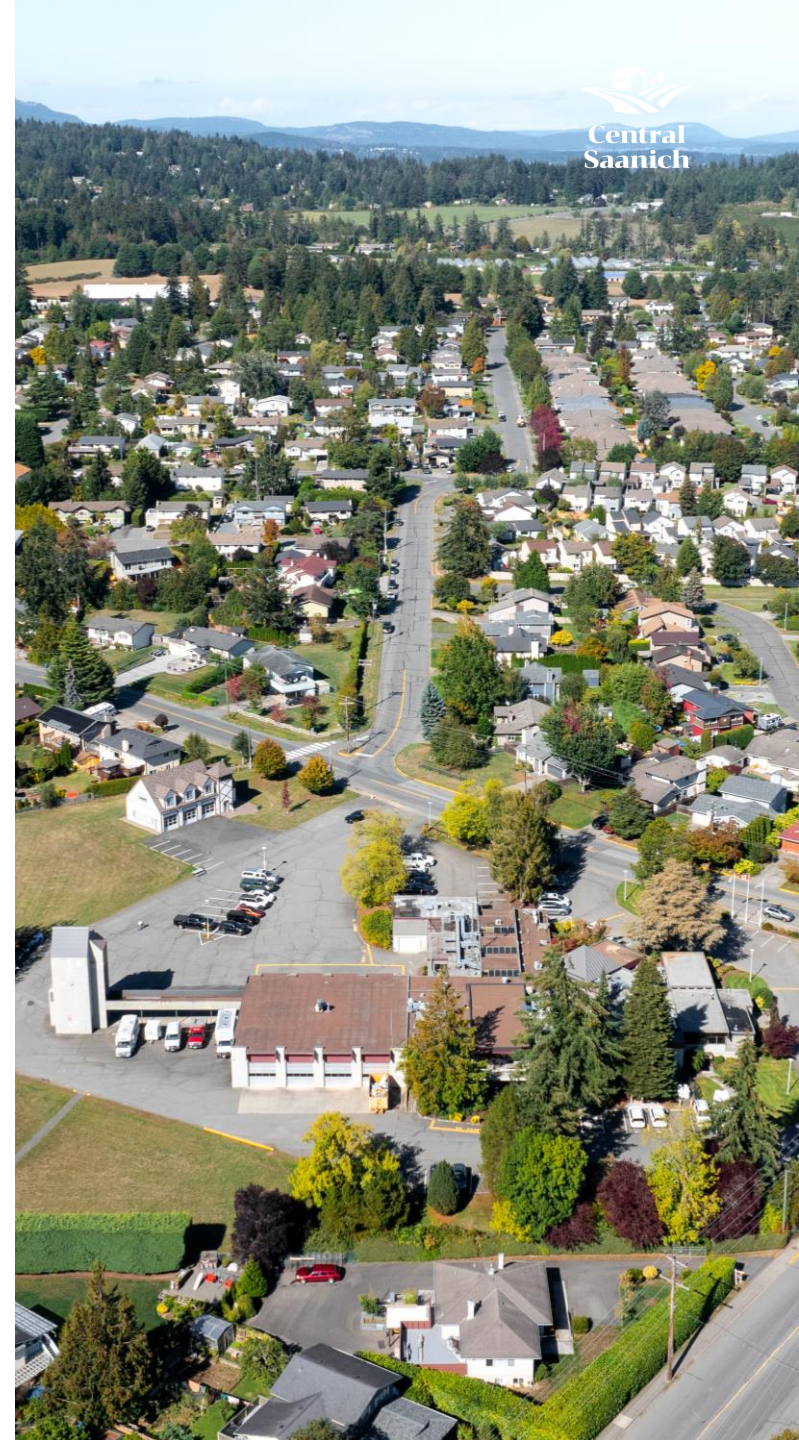
What is Zoning?

Zoning regulations define how land and buildings can be used, ensuring development aligns with the Official Community Plan (OCP). It provides specific rules to guide land use and building design, particularly for new housing and businesses.

What Does Zoning Control?

- Permitted Uses
- Density
- Building Height & Size
- Building Setbacks

 **Zoning is a key tool to implement the OCP, shaping how our community grows and evolves.**






Why Update the Zoning Bylaw?



Modernizing Central Saanich's Zoning Bylaw

Central Saanich's Zoning Bylaw guides land use, development, and community growth. After decades without a comprehensive review, an update is needed to align with current priorities and recent planning initiatives, such as the OCP review, Active Transportation Plan, and Small-Scale Multi-Unit Housing (SSMUH) updates.

Key Drivers for the Update:

-  **BC Bill 44** – Mandates zoning bylaw updates by 2026 to meet 20-year housing needs.
-  **Housing & Sustainability** – Supports diverse housing, smart growth, and environmental resilience.
-  **Recent work** – Align the zoning bylaw with recent initiatives and community input

Public engagement will play a key role in shaping the update, ensuring zoning reflects community values while balancing housing demand, environmental goals, and legislative requirements.



Envisioned Updates

Rural Estate Zones

- Updating zoning to protect sensitive environments.
- Exploring **house size limits** based on Council direction.

Core Commercial Zones

- Council motion to explore "**Village Residential Zoning.**"
- Increasing **heights and densities** in line with the OCP.

Industrial & Commercial Nodes

- Implementing bylaw changes based on **2024 engagement feedback.**

Small-Scale Multi-Unit Housing (SSMUH)

- Reviewing and refining regulations based on **lessons learned since implementation.**

General Updates

Modernizing

- Develop an interactive web-based GIS zoning system and user-friendly webpage.
- Integrate high-quality graphics, tables, and user guides to improve understanding.
- Reviewing best practices & emerging trends.

Administrative

- Review and update bylaw language, definitions, and general regulations for clarity and consistency.
- Consolidating zones and uses that are no longer needed.



Next Steps

- Staff will continue preliminary reviews of the zoning bylaw.
- Council workshop will occur later this spring
- Focus Groups and Engagement will occur later in the year.
 - APC will be engaged once we have confirmed direction and proposed changes.

Deadline for Adoption: December 31st, 2025



Central
Saanich

Questions?



**Central
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Development Permit Areas Design Guidelines Update

Advisory Planning Committee – March 19th, 2025

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Local Government Act: Section 488

Designation of Development Permit Areas

An official community plan may designate development permit areas for one or more of the following purposes:

- (a) protection of the **natural environment, its ecosystems and biological diversity;**
- (b) protection of development from **hazardous conditions;**
- (c) protection of **farming;**
- (d) revitalization of an area in which a **commercial use** is permitted;
- (e) establishment of objectives for the **form and character of intensive residential development;**
- (f) establishment of objectives for the **form and character of commercial, industrial or multi-family residential development;**
- (g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- (h) establishment of objectives to promote **energy conservation;**
- (i) establishment of objectives to promote **water conservation;**
- (j) establishment of objectives to **promote the reduction of greenhouse gas emissions;**
- (k) mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed redevelopment, as those terms are defined under section 63.1 of the [*Community Charter*](#) *[definitions in relation to tenant protection]*.




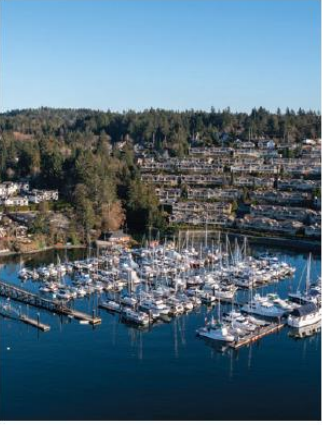

DCS Current Development Permit Areas

1. Riparian and Sensitive Aquatic Ecosystem
2. Marine Shoreline
3. Sensitive Terrestrial Ecosystem
4. Light Industrial/Arterial Commercial
5. Residential Multi-family and Commercial Mixed-use
6. Brentwood Bay Village and Moodyville Commercial Mixed-use
7. Tourist Commercial
8. Marina
9. Intensive Residential

Development Permit Guidelines

OFFICIAL COMMUNITY PLAN

District of Central Saanich
Bylaw #2100
Schedule A
Adopted: April 24, 2023





Proposed Development Permit Areas

- A. Marine Shoreline
- B. Sensitive Terrestrial Ecosystems
- C. Riparian and Aquatic Ecosystem
- D. Marina
- E. Protection of Farming
- F. Intensive Residential
- G. Commercial Mixed-Use and Multi-Unit Residential
- H. Light Industrial/Service Commercial
- I. Destination Commercial
- J. Hillside
- K. FireSmart



Next Steps

**Deadline for Adoption:
December 31st, 2025**

- DRAFT DPAs be reviewed by staff
- Focused group workshops will occur later this spring
- Community Engagement is anticipated to occur this summer
 - APC will be engaged once staff have reviewed the DRAFTs and proposed changes.





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Questions

Thank You