

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
- (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**”.

Emilie Gorman
Director of Corporate Services