

Attachment-5 Proposed Zoning and Details 2023-20790

Proposed Zoning, 2023 By-law



Attachment-5 (continued)

Proposed Zoning, 2023 By-law

Proposed Zoning: "Specialized Corporate Business Park" – BP-9

In accordance with Section 4 (General Provisions), And Section 10 of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:

Permitted Uses

- In addition to all uses permitted in the BP-3 Zone, in any BP-9 Zone, the following additional use shall also be permitted:
 - Recreation Facility (Golf Simulator)

Provisions

- Notwithstanding any zone provisions of this By-law to the contrary, any Recreation Facility within a BP-3 Zone, shall be established in accordance with the following provisions:
 - a) Any Recreation Facility shall only be situated within Units No. 36 & 37 of Block 3 as it existed at the date of the passing of this By-law amendment.
 - b) The Recreation Facility shall not include a commercial kitchen or Restaurant Use, however it may include an associated licensed establishment and pre-packaged food available for sale.
 - c) The Uses and regulations of the BP-3 Zone shall continue to apply collectively to the whole of the lands zoned as BP-3 despite any future severance or condominium registration.