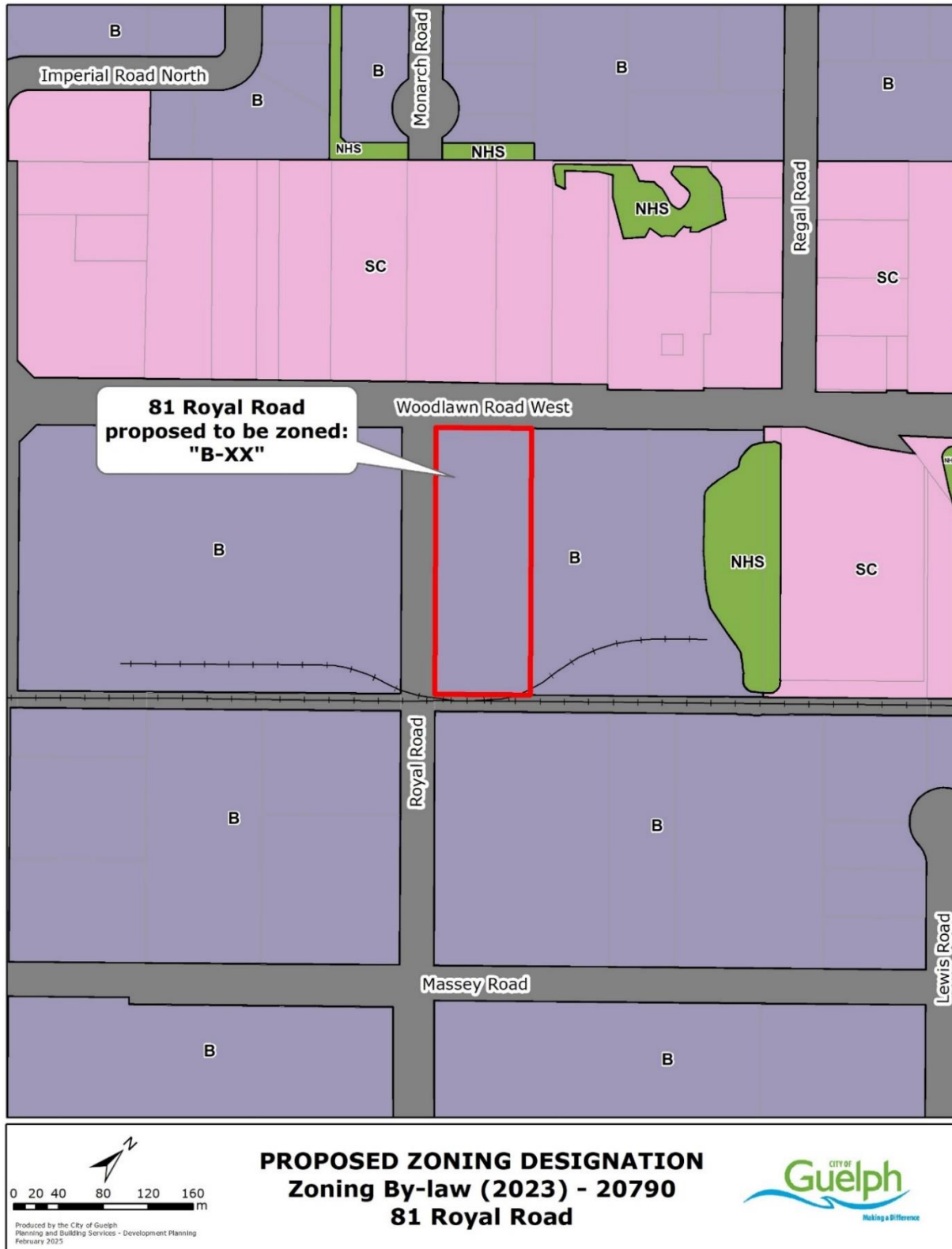


Attachment-6 Proposed Zoning, Zoning By-law (2023)-20790

Figure 1 Proposed Zoning



Proposed Zoning Regulations and Definitions

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790, as amended, through a Site-specific Industrial (B-18) Zone as shown in the proposed zoning map in Attachment-6. This use is expected to be regulated by the B (Industrial) Zone and the subsequent requirements.

Definitions

Industrial Supply Outlet means a building or part of a building where goods, wares, merchandise, substances, articles or things primarily intended to serve industrial uses are offered or kept for sale to such industrial uses and to the public.

Regulations

In accordance with Table 10.4 and Table 5.3, with the following exceptions and additions:

Additional Permitted Use

Notwithstanding Table 10.1, an Industrial Supply Outlet shall be a permitted use.

Principal Entrance

To permit a principal entrance that is oriented towards the interior lot line to provide access from the proposed parking area, whereas Table 10.4 requires the Principal Entrance to be oriented towards the front or exterior lot line.

Minimum Parking Requirements

To permit the minimum number of off-street parking spaces to 5 spaces per 100 square metres of commercial floor space for an Industrial Supply Outlet use. As this is a proposed new use, no parking rate is currently set in the Zoning By-law.

Should Council decide to approve the requested zoning by-law amendment, staff recommend that a minimum off-street parking rate of 3 parking spaces per 100 square metres of commercial floor area for an Industrial Supply Outlet rather than the requested rate of 5 parking spaces per 100 square metres. A rate of 3 spaces per 100 square metres of commercial floor area is more in line with similar specialty retail uses and would avoid implementing a more onerous minimum parking rate.