
TO: GENERAL COMMITTEE

SUBJECT: PERMITTED USES WITHIN INDUSTRIAL SECTION (7.0) OF THE CITY'S COMPREHENSIVE ZONING BY-LAW 2009-141

PREPARED BY AND KEY CONTACT: S. FARQUHARSON, B.URPL, M.C.I.P., R.P.P., DEVELOPMENT PLANNER, EXT. #4478

SUBMITTED BY: *for: [Signature]* S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG. *[Signature]*
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER *[Signature]*

RECOMMENDED MOTION

1. That Section 7.2.1 and Table 7.2 of Comprehensive Zoning By-law 2009-141 be repealed and replaced with the amended table of permitted uses as illustrated in Appendix A of Staff Report PLN023-14.
2. That the Zoning Map of Comprehensive Zoning By-law 2009-141 be amended as illustrated in Appendix B
3. That the Zoning By-law Amendment for revisions to Section 3.0 "Definitions" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix C of Staff Report PLN023-14, be approved.
4. That the Zoning By-law Amendment for revisions and amendments to Section 4.11 "Outdoor Storage Standards" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix D of Staff Report PLN023-14, be approved.
5. That the Zoning By-law Amendment for revisions and amendments to Section 7.2.2 Accessory Retail Uses" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix E of Staff Report PLN023-14, be approved.
6. That Subsection 3 of Site Plan Control By-law 99-312 be amended to read as follows:
 - a. "That all properties that are zoned Restricted Industrial (RI) and Business Park (BP) be and they are hereby designated as site plan control areas."
7. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law.

PURPOSE & BACKGROUND

Purpose

2. The purpose of this Staff Report is to outline comments and concerns which were expressed by industrial stakeholders during, and subsequent to, the Public Meeting held to consider revisions to the City's Official Plan and Comprehensive Zoning By-law, and to the City's Site Plan Control

By-law, related primarily to permitted uses within industrial zones, and fencing requirements for accessory open storage, and to consider the conversion of selected industrial properties to commercial zoning.

Background

3. Report PLN011-14 was previously presented to General Committee on March 31, 2014, and outlined proposed revisions to the City's primary planning documents, and Site Plan Control By-law, in relation to industrial uses. This Report was the basis for a Public Meeting held on May 26th, 2014.
4. During the Public Meeting a total of three verbal and six written comments were received from the public. Since the holding of the Public Meeting additional correspondence has been received, which have been placed in the Councillors Lounge for review. In addition further meetings were held with stakeholders to discuss the comments expressed concerning the proposed changes.
5. This Report will focus on outlining the concerns expressed and how they have been addressed by Staff. The Report will also provide further details regarding proposed definitions and uses which were generally outlined in Report PLN011-14.

ADDITIONAL INFORMATION - INDUSTRIAL USES

Business Park Uses

6. Through Staff Report PLN011-14 Staff was recommending the combining of all of the EM1-Business Park Zones with the EM3-Service Industrial Zones to form a new Light Industrial (LI) Zone. Upon receiving internal comments regarding this recommendation, Staff is now recommending that 3 out of the 5 EM1 areas be maintained and reclassified as Business Park Zone (BP), while the remaining two areas be reclassified to Highway Industrial (HI) and Light Industrial (LI).

Private Academy, Philanthropic or Religious School

7. Planning Staff were originally considering allowing this use in the Light Industrial (LI) zone and amending the definition to eliminate reference to Philanthropic and Religious School. These types of uses have previously located within the industrial area only by way of Special Provision or Temporary use By-law. Staff have reviewed this use and have determined that these uses should not be permitted as-of-right within the industrial zones as they may not be compatible with the surrounding area and function appropriately on the site. It was also determined that the existing definition within the Zoning By-law should not be amended.
8. The following items were discussed generally in Report PLN011-14 and are included with a more fulsome discussion/review below:

Medical Marihuana Production Facility

9. In June 2013, Health Canada released the new Marihuana for Medical Purposes Regulations (MMPR), which replaced the existing Marihuana Medical Access Program (MMAP). The MMPR was established in order to provide additional regulations to address concerns such as: permitting medical marihuana production within private dwellings; risk of fires; health risks from potential water damage and mould growth; and the lack of a requirement to disclose the intent to produce to local authorities. The new MMPR policies came into effect on April 1, 2014. The MMPR is administered entirely by the Federal Government and compliance with the MMPR is enforced by Health Canada inspectors. In addition to compliance with the stipulated regulations,

licensed producers must also comply with all other applicable federal, provincial and local regulations including local Zoning By-laws, the Building Code and the Fire Code. Applicants are required to notify local authorities of their intent to apply to Health Canada for a license, which is meant to ensure that local authorities are aware of the proposed site location. Licensed producers can be authorized to grow, process, sell, ship, deliver, transport, destroy, produce, export and/or import marihuana for medical purposes as part of the MMPR. Producers are required as part of the approval from Health Canada to adhere to requirements regarding:

- a) Providing notification to municipalities, local police and fire authorities of the intent to make application to Health Canada for a license under the MMPR;
 - b) Security clearances and staffing;
 - c) Disclosure of the specific activities to be undertaken in the Production Facility (i.e. growing, testing, shipping, destruction), and to notify the Municipality and other authorities of any change to these activities;
 - d) Site surveillance and security measures (video camera, fencing, etc); and
 - e) Record keeping
10. As previously indicated in Report PLN011-14, there has been interest within the development industry to locate Medical Marihuana Production Facilities within the City of Barrie. As such, it is important for the City to have specific zoning regulations in place to dictate the manner in which these facilities can occur. Under the current Zoning By-law, these Facilities are interpreted as being permitted only within an Agricultural Zone as the use involves the growing of a product. Agricultural Zones are generally in close proximity to residentially designated and zoned areas.
11. Staff are recommending that these Facilities be considered as a permitted use exclusively within the "General Industrial Zone (GI)" and defined as:
- "Medical Marihuana Production Facility shall mean the use of a stand-alone wholly enclosed building(s) or structure(s) to possess, produce, ship, deliver, transport, test or destroy medical marihuana or cannabis authorized by a license issued by the federal Minister of Health, pursuant to the Marihuana for Medical Purposes Regulations."*
12. The above proposed definition would allow for this use to be clearly identified in the Zoning By-law as a permitted use within the General Industrial Zone, which is the zone that has other industries of a similar nature and are generally not in close proximity to residential or other sensitive use areas.

Definitions

13. As part of the review of Industrial zones the need for, or revision to, how permitted uses are defined by the Zoning By-law was also conducted and is further outlined in Appendix "C". As a result the following additional definitions, or changes (as highlighted) to existing ones, are proposed:
14. "Funeral Service Provider" is to provide a distinction between existing "full-service" Funeral Home Establishments and the emerging trend of facilities providing some selected services. One main difference between the two uses is that a Funeral Service Provider would not be open to the general public for purpose of performing rites and ceremonies (i.e. wakes, celebration of life) as the use could be located within an industrial mall which would have limited parking, and could

impact the vehicular movement of industrial goods within the area. The proposed definition of the use would be as follows:

"Funeral Service Provider shall mean a wholly enclosed building for the purpose of furnishing funeral services to the public and may include facilities for the preparation of the human body for internment or cremation, and may include facilities for cremation, but shall not include ceremonies such as celebrations of life or wakes."

15. The definition of "Manufacturing and Processing" is proposed to be revised to ensure that all of the appropriate uses are properly captured within the definition. There are currently certain uses that could be argued fall within the current definition, but were never intended to be located in general industrial zones. Examples include material recover facilities and concrete plants which are intended to locate in the Restricted Industrial Zone. In addition, specific reference is made to "hydroponic" uses that would permit the growing of plants within an industrial building should it become economically feasible. The following revised definition is being proposed:

"Manufacturing and Processing shall mean a wholly enclosed building in which the process of producing or assembling a product by hand or mechanical power and machinery is carried on. Such facilities may also sort and separate materials, and may include hydroponic uses, but shall not include a material recovery facility, concrete ready mix plant, excavation and processing of mineral aggregate resources, manufacturing/ rendering or refining of noxious products, a recycling facility for concrete and/or asphalt, and a medical marihuana production facility"

16. The current definition of "Warehouse" is too general and broad, and does not properly reflect some uses that were intended to be classified as warehouse use. By expanding the existing definition to include the "distribution of warehoused goods/material for the purpose of delivering or transporting" it would allow for the inclusion of intended uses such as large scale mail courier services. The proposed revised definition is:

"Warehouse shall mean a wholly enclosed building used for the storage of goods or materials and may include distribution of warehoused goods/materials for the purpose of delivering or transporting. Warehouse shall not include a truck terminal use."

Outdoor Storage

17. Staff was requested by General Committee at the Public Meeting to review the "Highway Industrial (HI) Zone" to determine if "Outside Storage" should be permitted as-of-right, subject to specific setbacks and screening requirements. Lands that are adjacent to Highway 400 are attractive to businesses and industry wishing to locate in Barrie, and since these lands often provide the first impression of the City of Barrie, it is important to ensure that high design standards are maintained. Staff has reviewed the HI zone and is recommending that outside storage be permitted subject to appropriate screening, and only within the side yards. Outside storage must also not affect any access to parking that may be located in the front yard (along Highway 400). Staff are recommending that Section 4.11 of the Zoning By-law "Outdoor Storage Standards" be revised to include the following revisions/additions to the existing standards, which are further detailed in Appendix "D" of this report.
18. The following provisions are recommended to be added as new standards to the existing outdoor storage policies of the Zoning By-law which will provide increased design standards along Highway 400:

Outdoor Storage Adjacent to Highway 400

To ensure that the frontage along Highway 400 is maintained as a prestige location for industrial users to locate, Outdoor storage shall only be permitted in the interior side yard and not located within any required setbacks. The proposed outdoor storage will be properly screened by the main building from the Highway 400 frontage. By restricting Outdoor Storage use to only the interior side yards, and requiring increased screening by the main building on the site, it is expected that outdoor storage will not impact the design standards for the Highway 400 corridor, nor will it restrict the site's ability to accommodate parking and truck movements along the highway frontage.

19. In addition to the standards being established for the Highway Industrial Zone, Planning Staff are recommending provisions be included to address lot coverage and lot area. The intent is that these provisions would apply to all Industrial zones that permit outdoor storage. These additional standards are further explained below:

Lot Coverage and Lot Area

By establishing a limit on the lot coverage and lot area of outdoor storage in the industrial areas, it would ensure that these areas are being used for outdoor storage purposes only and does not include an outdoor display and sales area. This will help ensure that the industrial uses remain the primary use of the lot, and would prevent retail type uses from locating in industrial areas. In order for this to be achieved and that retail uses do not erode the industrial base, outdoor storage for a permitted use shall not exceed thirty (30%) of the lot area. Also, outdoor storage is not permitted on any lot unless there is an existing building with a gross floor area of at least 550 square metres.

20. In addition to the existing fencing provisions of the outdoor storage, Staff are recommending that additional standards be established to further provide enhancements to the screening of the use. The additional design standards are highlights below, which are to be incorporated into the existing zoning.

Revised Outdoor Storage Fencing

Any permitted outdoor storage or outdoor storage use which adjoins a street or a lot in any zone other than the zone in which the outdoor storage is located shall be screened from view from the street or lot through the erection and maintenance of stone or masonry wall or chain link fence and appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height. The fence shall maintain the same setback as required for the outdoor storage. Where the height of the outside storage

Existing Special Provisions and legal non conforming uses

21. During consultations with industrial stakeholders and land developers, concerns were expressed that uses previously approved through a site-specific Zoning By-law Amendment could potentially be removed as permitted uses as a result of this Review. This is not the case as all uses that have been specifically approved for a property will remain permitted either as-of-right or through Special Provision. In addition, if a use has previously been removed from the as-of-right permitted uses but ends up being permitted as a result of the Review, Staff have included it as a permitted use unless there was clear indication as to why it was not permitted and those circumstances still exist.
22. Furthermore, any existing legal non-conforming uses would continue to remain as legal non-conforming uses in accordance with the existing provisions of the Zoning By-law, unless those uses are permitted as-of-right as an outcome of this Report's recommendations.

Total Number of Affected Properties

23. During the Public Meeting members of General Committee requested clarification as to how many properties would ultimately be affected by the proposed changes. The City has a total of approximately 1,030 properties that are currently zoned industrial, with the majority of those lands currently in the General Industrial Zone. As a result of the industrial review approximately 467 (46%) of these are being affected, either through additional uses being added or reclassification to another industrial zone or non-industrial zone. The proposed new mapping for each of the zones is referenced in Appendix "B" of this report, which shows what lands the proposed new zoning classification for the industrial areas..

RESPONSE TO COMMENTS RECEIVED DURING/AFTER PUBLIC MEETING

24. A comment was received requesting Staff to have consideration to industrial zones/uses when they are adjacent to residential uses. It was suggested that standards be established for landscaping requirements when industrial uses are located on the same road as residential uses, and that the maximum height be restricted to 9.0 metres. Currently the Zoning By-law requires that 50% of the front yard of any lot within the Business Park zone be landscaped. The intent of this requirement is to provide a "campus like" setting, which includes a higher level of design for not only the structures, but also the landscaping. Generally the industrial buildings are located further away from the public roadway with the intent of locating parking for customers and employees in the front of the building. If this requirement was included for "traditional" industrial uses, parking would have to be located in the side and rear yards which typically are where loading areas are located. Staff believe that the current provisions related to required front yard setbacks, as well as the location of parking areas in front of the building, will provide a separation from the industrial use to the roadway. There was also a request for Staff to restrict the height of buildings to 9.0 metres within 200 metres of a residential zone. The existing provisions of the Zoning By-law currently restrict the height of industrial buildings to 9.0 metres (with cranes, conveying equipment and incidental equipment for manufacturing and processing being exempt) when they abut a Residential Zone. It is the opinion of staff that this provides a sufficient transition to surrounding residential areas while at the same time protecting operations of the existing industrial uses. Generally industrial areas are located on the outer edges of residential areas and the inclusion of a 200 metres height restriction would generally impact industrial uses from further expansion.
25. Also expressed at the Public Meeting was that consideration be given to establishing setbacks for telecommunication towers located in industrial zones from adjacent residential zones. The existing *Protocol for Consideration of Telecommunication Facilities* as adopted by City Council on August 27, 2012 requires that any new antenna systems, including masts, towers or other antenna-supporting structure, with a height of 15 metres or greater above ground level in the Industrial designation, be setback 120 metres from any designated Residential lands. This request, therefore, is presently being addressed by the Protocol.
26. Staff received a request to consider allowing self storage as a permitted use within the proposed Light Industrial Zone. This use was reviewed against the criteria that were outlined in PLN011-14 to determine if it would be appropriate and compatible with the allowable uses of the LI zone. It was through this review and discussion that Staff agrees that self storage uses could be considered a quasi-commercial use and would generate a minimal amount of traffic, and therefore would be appropriate in the LI zone. It is therefore the recommendation of Staff that "Self Storage" uses be permitted within the LI zone.

27. The Highway Industrial Zone has generated the most discussion with members of the public as there was a consistent comment that, even with the proposed additions, the HI Zone uses are still limited and should be expanded. The following uses have been requested to be permitted to the HI zone as of right uses:
- a) Self Storage
 - b) Fitness or Health Club
 - c) Recreational Establishment
 - d) Veterinary Clinic
 - e) Kennel in wholly enclosed buildings
 - f) Industrial School
28. Staff previously considered these uses in the preparation of the Staff Report PLN011-14, which resulted in the determination that these uses do not require Highway 400 exposure and can be located in either the Light or General Industrial Zone. After additional consideration Staff maintain the belief that protecting the Highway 400 corridor for uses that rely upon highway visibility is very important, and uses which are destination oriented, can locate in other industrial and/or commercial zones, and are more commercial in nature should be encouraged to locate in other zones. Therefore, Staff are not recommending that the above uses be added to the HI zone.

General Industrial Zone

29. Planning Staff have received a request from an industrial land owner to consider allowing commercial schools and recreational establishments as permitted uses within General Industrial Zones. The General Industrial (GI) Zone accounts for the largest amount of lands within the City's industrial land inventory, and many of the uses within this zone are traditional industrial uses which include manufacturing, processing and warehousing. Permitting commercial based uses such as recreational establishments and commercial schools, in Staff's opinion would generate more non-industrial type traffic to areas which rely on connections to major transportation routes for efficient and timely movement of products and goods. Due to this reason, it is not recommended that commercial uses such as those requested be permitted within the GI Zone.

Increasing Accessory Retail

30. In meeting with Industrial landowners it was suggested to Staff that consideration be made to increasing the allowable accessory retail for industrial uses that are located along arterial roadways. While Staff reviewed these standards as part of Report PLN011-14, which concluded that no increase the accessory retail component in the industrial zones should occur, with the main concern being the additional traffic that retail uses would generate in the industrial areas. After further discussion with industrial landowners Staff agrees that an increase to the amount of allowable accessory retail space maybe appropriate in certain areas. Therefore it is recommended that lands within the Light Industrial Zone that have frontage onto an arterial road (as identified on Schedule D of the Official Plan) be permitted to have a maximum of 35% of the gross floor area used for accessory retail use. The LI zone is meant to provide a transition from the more traditional industrial uses of the GI zone, to more quasi-commercial and non-industrial uses. By restricting the increase of accessory retail to those lands that abut arterial roads within the LI zone, it will assist in addressing the concerns of the landowners and provide more flexibility

to the retail aspect of the allowable uses. The existing and the proposed standards are further detailed in Appendix "E" of this report.

31. Staff is of the opinion that an increase in accessory retail in all zones would not be appropriate as it would impact the truck movements of the industrial uses by an increase in passenger vehicular for those areas, which are typically located on local roads. Therefore it is the opinion of Planning Staff that an increase in accessory retail not be included in the Business Park, General Industrial and Restricted Industrial and those lands within the Light Industrial that are not located on an arterial road.
32. The proposed *Accessory Retail Uses* provision of the Zoning By-law would be revised to state the following:

"Accessory retail uses shall only be permitted in association with uses identified in Table 7.2. Retail that is accessory to a permitted use shall only be permitted within the same structure and shall not exceed 15% of the gross floor area in the Highway Industrial (HI) and General Industrial (GI) Zones to a maximum of 300m² or 25% of the gross floor area in the Business Park (BP) and Light Industrial (LI) Zones. Those lands that are zoned Light Industrial and abut an arterial road as identified on Schedule D of the Official Plan shall be permitted up to a maximum of 35% of gross floor area for accessory retail uses."

Rezoning Lands to non-industrial uses

33. As identified at the Public Meeting staff identified 21 properties to be rezoned from Industrial to General Commercial. Staff has had discussions regarding these properties with landowners and has amended the number of properties being recommended to be rezoned to General Commercial to 13 properties, which is shown in Appendix "B" of this report. In determining what lands could be considered to be rezoned to non-industrial uses, Staff used a set of criteria including type of roadway, proximity to the existing industrial base, the existing uses on the site and surrounding area. It was determined that there are a few opportunities to consider rezoning small isolated areas to non-industrial uses due to their locations and existing characteristics.
34. Planning Staff also received comments from a local manufacturer who expressed concerns with the proposed changes in the Anne Street area. This area was proposed initially through Report PLN011-14 to rezone lands to Light Industrial and General Commercial. Planning Staff reviewed the area and determined that it should maintain the existing allowable uses mainly in the General Industrial zone. This would ensure that the area would be protected and that the existing industry in the area can continue its normal operations without being impact by non industrial type uses.

Conclusions

35. The review of the Industrial Section of the Zoning By-law was initiated as a result of the increase in the volume of applications for amendments received by the City for uses that are currently not permitted within industrial areas Light Industrial (LI), Highway Industrial (HI) and General Industrial (GI). In response to these requests, staff reviewed what revisions may be needed and appropriate to recognize a changing industrial landscape, keeping in mind that the concerns being expressed may be, at least partially, due to fluctuating economic conditions. After numerous meetings with members of the industrial community, Planning Staff have tried to provide a balance to needs for the industrial areas to be more flexible to ensure that existing industrial areas with traditional industry can continue to operate without being negatively impacted.

36. Planning Staff feel that this has been accomplished through the increase in the allowable uses in both the Highway and Light Industrial Zones, and by increasing the allowable accessory retail along arterial roads in the LI zone. In order to protect these areas Planning Staff are not recommending any significant changes to the allowable uses to the General Industrial zone and no changes to the uses in the Business Park and Restricted Industrial zones. In Staffs opinion the proposed changes to the Official Plan and Zoning By-law would promote additional opportunities in the new industrial landscape will protecting the existing traditional industrial base.

ENVIRONMENTAL MATTERS

37. There are no environmental matters directly related to the recommendation.

ALTERNATIVES

38. There are two alternatives available for consideration by General Committee:

Alternative #1

General Committee could not accept any of the proposed changes and the existing permitted uses under Section 7.0 and the definitions in Section 3.0, outdoor storage standards under Section 4.11 and the Accessory Retail Uses Section 7.2.2 of the Comprehensive Zoning By-law remain status quo

This alternative is not recommended as it would not address the comments and concerns that staff have heard from industrial land owners and residents.

Alternative #2

General Committee could modify and accept some of the proposed changes and the existing permitted uses under Section 7.0 and the definitions in Section 3.0, outdoor storage standards under Section 4.11 and the Accessory Retail Uses Section 7.2.2 of the Comprehensive Zoning By-law.

This alternative is not recommended by Staff as it would not be in keeping with the comments and concerns from the industrial land owners and residents.

FINANCIAL

39. There are no financial implications for the Corporation resulting from the proposed recommendation.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

40. The recommendations included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:

- Direct and Manage Economic Growth
- Strengthen Barrie's Financial Condition
- Manage Growth and Protect the Environment

Attachments: Appendix "A" – Proposed Permitted Uses in Table 7.2
Appendix "B" – Proposed Mapping for the Industrial Zones and General Commercial
Appendix "C" – Proposed Changes to Section 3.0 "Definitions"
Appendix "D" – Proposed Changes to Section 4.11 "Outdoor Storage Standards"
Appendix "E" – Proposed Changes to Section 7.2.2 "Accessory Retail Uses"

Appendix "A"
Proposed Changes to the Industrial Zones

 Currently only permitted in the existing Service Industrial (EM3) Zone

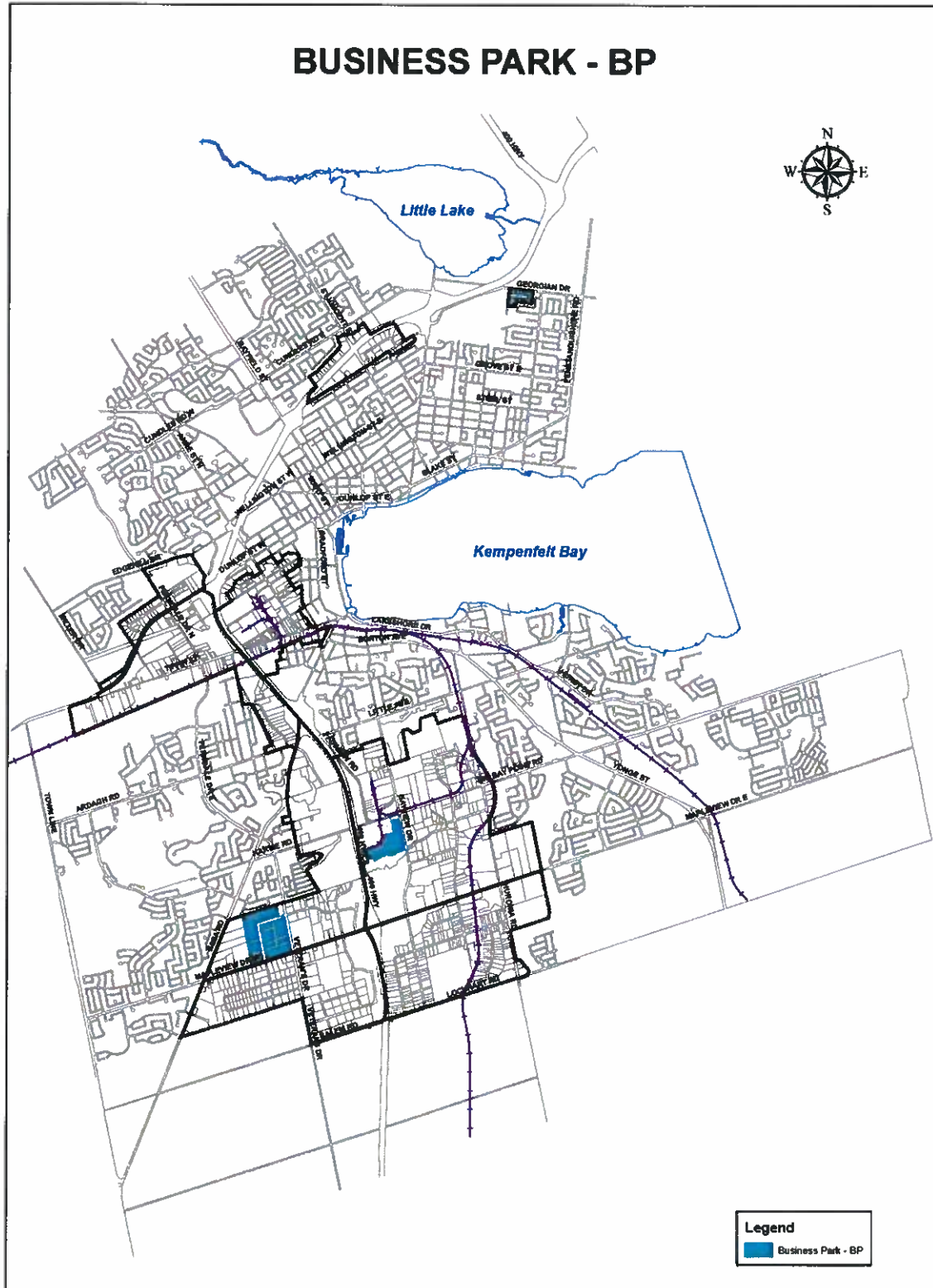
 Proposed new use in the Zone

Table 7.2					
Uses	Zones				
	Business Park (BP) (Formally EM1-Business Park)	Light Industrial (LI) (Formally EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formally EM2-Highway 400 Industrial)	General Industrial (GI) (Formally EM4-General Industrial)	Restricted Industrial (RI) (Formally EM5-Restricted Industrial)
Industrial Uses					
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Medical Marihuana Production Facility				X	
Material Recovery Facility				X ⁽¹⁾	X ⁽¹⁾
Outdoor Storage		X	X	X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X ⁽¹⁾	X ⁽¹⁾
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	
Research/Development Facility	X	X	X	X	
Self Storage		X		X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	

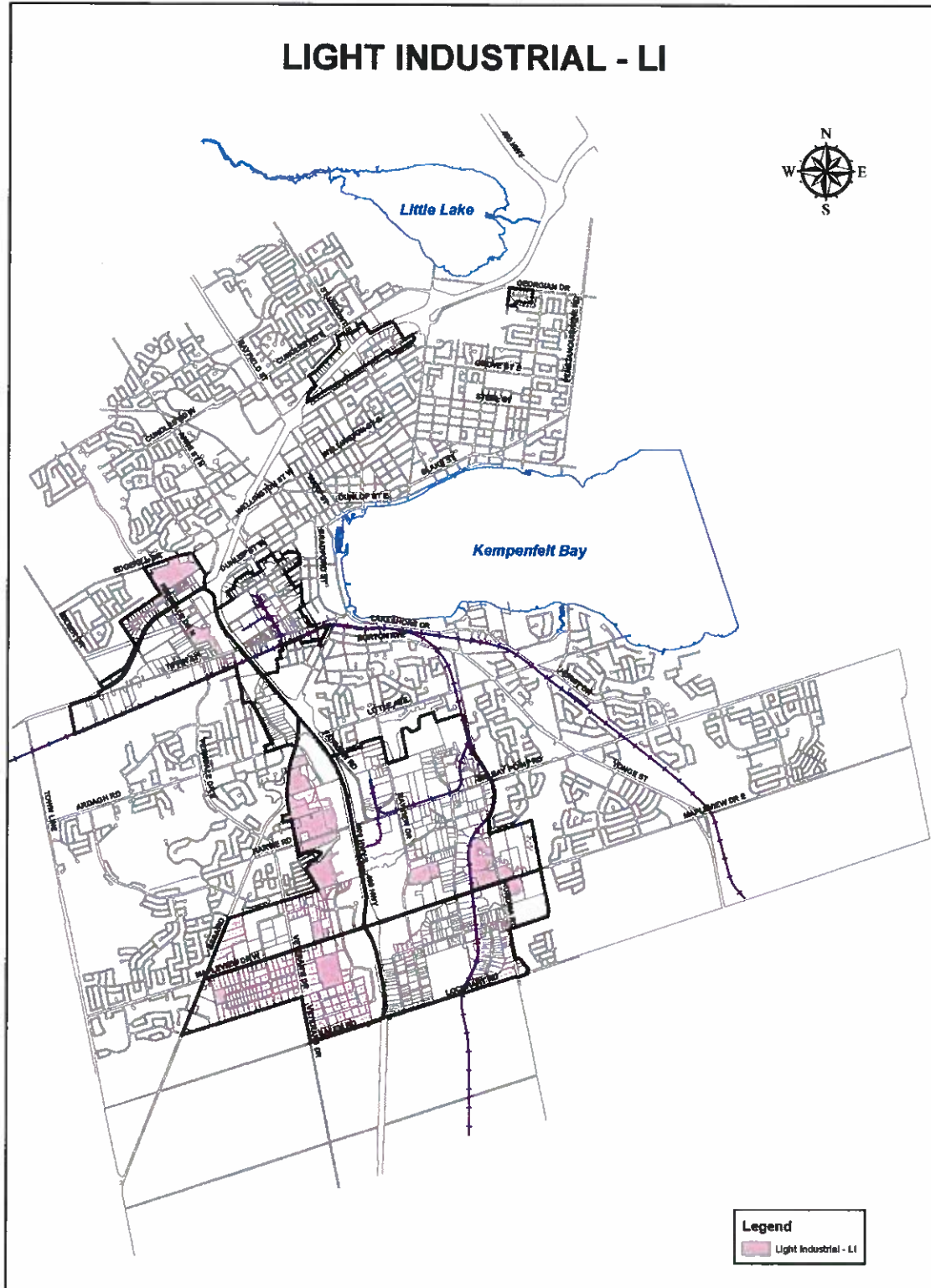
Accessory Employee Use	X	X	X	X	X
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment		X		X	
Bank	X	X	X (As part of a multi-tenant building)		
Building Supply Centre		X		X	
Car Wash		X		X	
Conference Centre	X	X	X		
Custom Workshop		X		X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment		X		X	
Fitness or Health Club	X	X			
Golf Driving Range (outdoor)				X	
Hotel, Motel	X	X	X		
Miniature Golf (outdoor)		X			
Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	
Photography Studio	X	X			
Recreational Establishment		X			
Restaurant as part of multi-tenant building	X	X	X	X	
Service Store	X	X		X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X	X		X	
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
Commercial School	X	X			
Day Nursery	X	X			
Industrial School		X		X	
Place of Worship		X			
Funeral Service Provider		X			
Private Club		X			

Appendix "B"
Proposed Mapping for the Industrial Zones

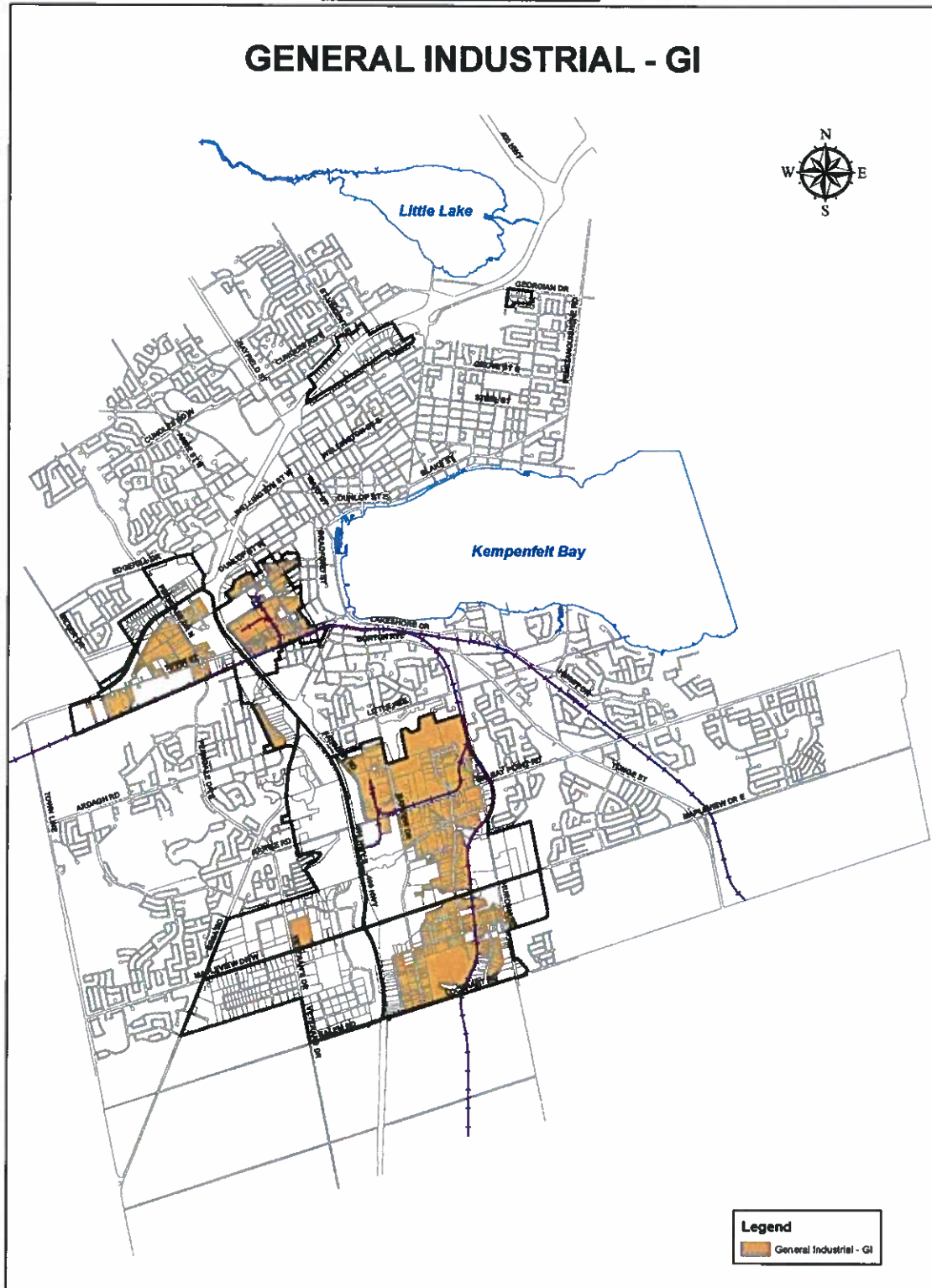
Business Park (BP) Zone



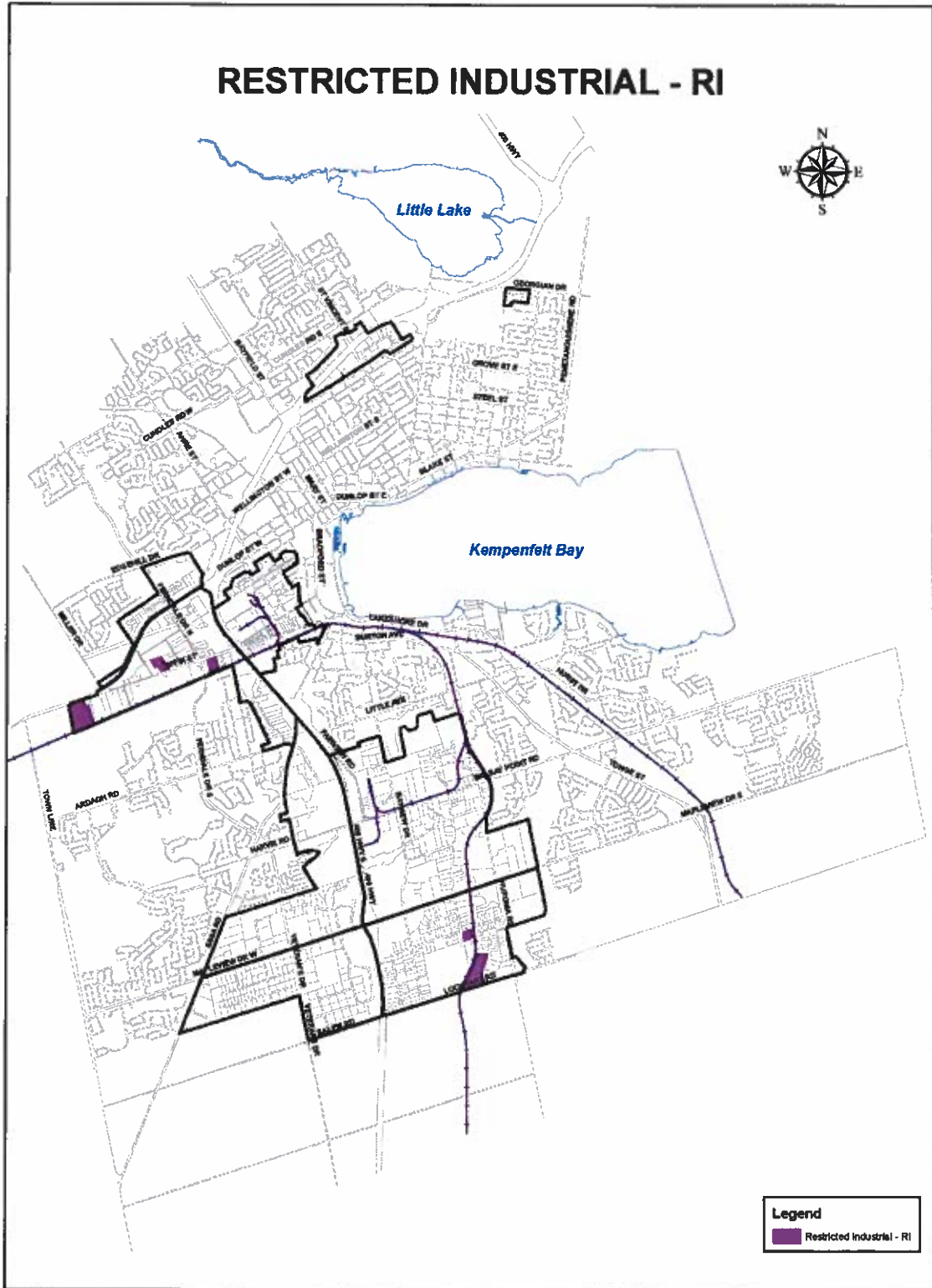
Light Industrial (LI) Zone



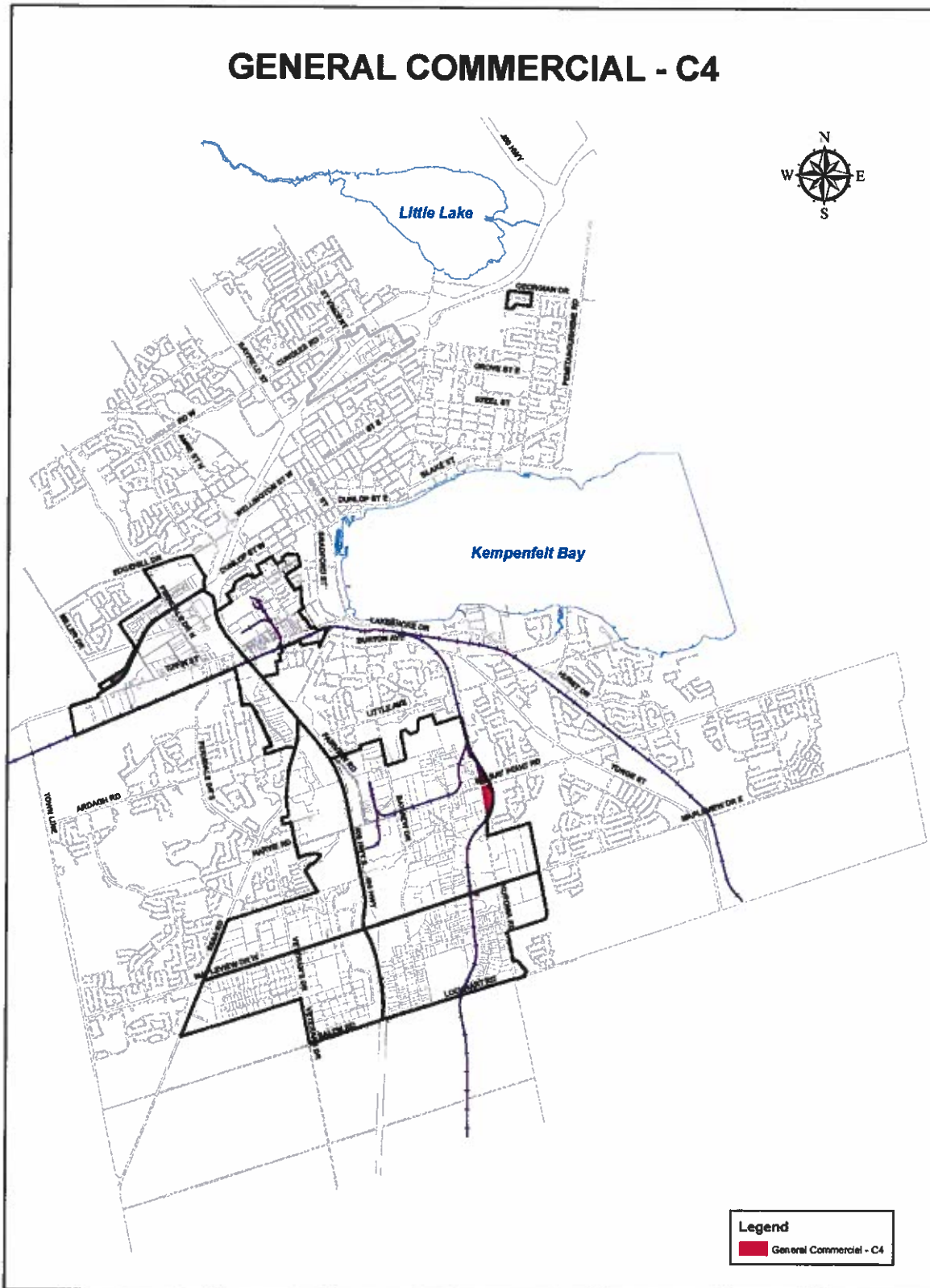
General Industrial (GI) Zone



Restricted Industrial (RI)



General Commercial (C4) Zone



Appendix "C"

Proposed Changes to Section 3.0 "Definitions"

Proposed New Uses with Definitions

"Medical Marihuana Production Facility shall mean the use of a stand-alone wholly enclosed buildings or structures to possess, produce, ship, deliver, transport, test or destroy medical marihuana or cannabis authorized by a license issued by the federal Minister of Health, pursuant to the Marihuana for Medical Purposes Regulations."

"Funeral Service Provider shall mean a wholly enclosed building for the purpose of furnishing funeral services to the public and may include facilities for the preparation of the human body for internment or cremation, and may include facilities for cremation, but shall not include ceremonies such as celebrations of life or wakes."

Revision to Existing Definitions (new section highlighted)

"Manufacturing and Processing shall mean a wholly enclosed building in which the process of producing or assembling a product by hand or mechanical power and machinery is carried on. Such facilities may also sort and separate materials, and may include hydroponic uses, but shall not include a material recovery facility, concrete ready mix plant, excavation and processing of mineral aggregate resources, manufacturing/rendering or refining of noxious products, a recycling facility for concrete and/or asphalt, and a medical marihuana production facility"

"Warehouse shall mean a wholly enclosed building used for the storage of goods or materials and may include distribution of warehoused goods/materials for the purpose of delivering or transporting. Warehouse shall not include a truck terminal use."

Appendix "D"

Proposed Changes to Section 4.11 "Outdoor Storage Standards"

New Outdoor Storage Provisions

Lot Coverage and Lot Area

Outdoor Storage or Outdoor accessory storage to a permitted use, shall not exceed thirty (30%) of the lot area. Outdoor storage is not permitted on any lot unless there is an existing building with a gross floor area of at least 550 square metres;

Outdoor Storage Adjacent to Highway 400

Outdoor storage shall only be permitted in the side yard and be located in any yard facing Highway 400, unless properly screened by the main building.

Revised Outdoor Storage Provisions (new section highlighted)

Fencing

Any permitted outdoor storage or outdoor storage use which adjoins a street or a lot in any zone other than the zone in which the outdoor storage is located shall be screened from view from the street or lot through the erection and maintenance of stone or masonry wall or chain link fence and appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height. The fence shall maintain the same setback as required for the outdoor storage. Where the height of the outside storage exceeds the height of the fence, coniferous planting shall be provided between the fence and the lot line along the street.

Appendix "E"

Proposed Changes to Section 7.2.2 "Accessory Retail Uses"

Existing Accessory Retail Uses Provision

"Accessory retail uses shall only be permitted in association with uses identified in Table 7.2. Retail that is accessory to a permitted uses shall only be permitted within the same structure and shall not exceed 15% of the gross floor area in the Highway 400 Industrial (EM2) and General Industrial (EM4) to a maximum of 300m² or 25% of the gross floor area in the Business Park (EM1) and Service Industrial (EM3) Zones to a maximum of 300m²."

Revised Accessory Retail Uses Provision (new section highlighted)

"Accessory retail uses shall only be permitted in association with uses identified in Table 7.2. Retail that is accessory to a permitted use shall only be permitted within the same structure and shall not exceed 15% of the gross floor area in the Highway Industrial (HI) and General Industrial (GI) Zones to a maximum of 300m². That lands that are zoned Business Park (BP) and Light Industrial (LI) shall not exceed 25% of the gross floor area. Those lands that are zoned Light Industrial and abut an arterial road as identified on Schedule D-Roads Plan of the Official Plan shall be permitted up to a maximum of 35% of gross floor area for accessory retail uses."