



ITEM 3.11  
CHARTER BYLAW 20842  
DOMINION INDUSTRIAL

DEVELOPMENT  
SERVICES  
June 10, 2024







# 3 PROPOSED ZONING



SITE VIEW

REGULATION	BE Current Zoning	CB Proposed Zoning
<b>Typical Uses</b>	Light industrial uses and a variety of small commercial businesses	Variety of small commercial businesses and limited light industrial uses on larger sites
<b>Height</b>	16.0 m	16.0 m
<b>Density</b>	1.5 (shelter limited to 500 m <sup>2</sup> )	3.5
<b>Setbacks</b>		
Front (south)	4.5 m - 6.0 m	4.5 m - 6.0 m
Rear (north/lane)	0 m	0 m
Side (east & west)	0 m	0 m



## Comments

## In opposition (8)

- Decrease in patron traffic
- Security issues
- Negative impact on businesses
- Notification



ADVANCE NOTICE  
Apr 10, 2024



CITY WEBPAGE  
Feb 29, 2024



SITE SIGNAGE  
May 6, 2024



1:1 COMMUNICATION



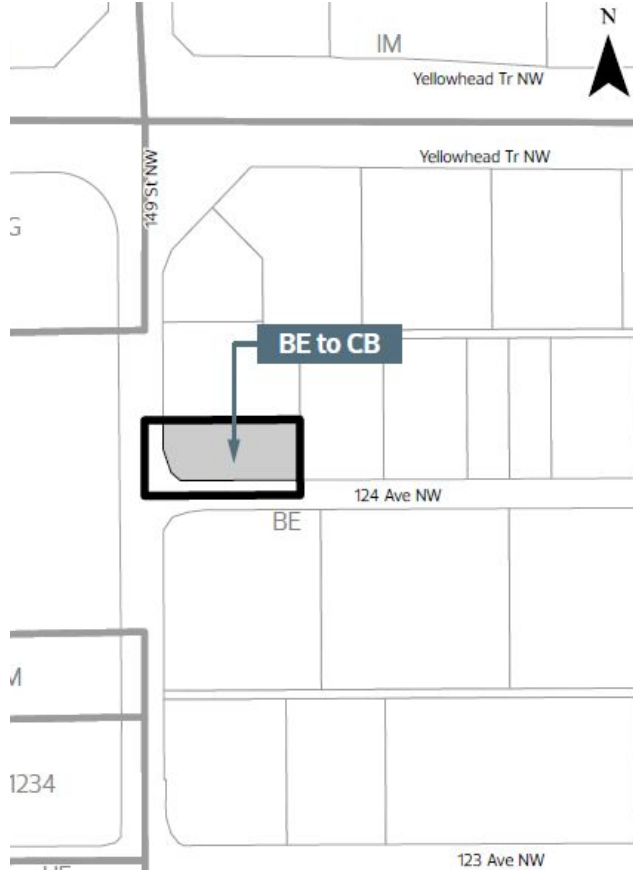
PUBLIC HEARING  
NOTICE  
May 16, 2024



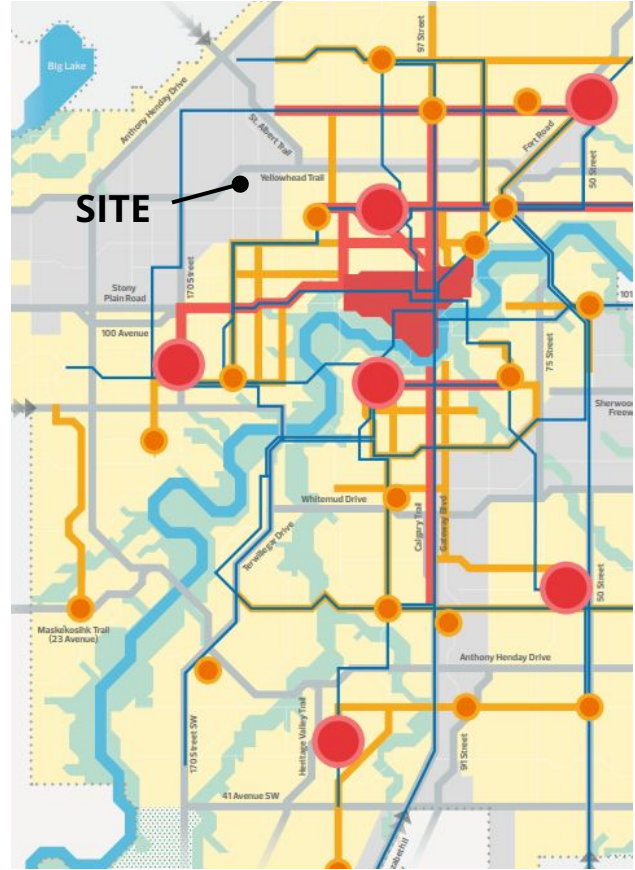
JOURNAL AD  
May 24, 2024 &  
Jun 1, 2024



SITE VIEW



REZONING MAP



THE CITY PLAN





ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

