

Markup and Rationale of Proposed Zoning Bylaw Text Amendment for Shelters in the Business Employment (BE) Zone

The proposed amendments would remove the floor area limits for shelters proposed in the Business Employment (BE) Zone, but also restrict shelters from locating to a site that abuts a property zoned Heavy Industrial.

Mark-up Categories		
<p>Changes to Specific Regulations - These will be identified using the following formatting standards:</p> <p>Black Font - Existing text in Zoning Bylaw 20001</p> <p>Strikethrough - Proposed deletion from Zoning Bylaw 20001</p> <p><u>Underline</u> - Proposed addition to Zoning Bylaw 20001</p>		
Section 2.120 - Business Employment (BE) Zone		
#	Proposed Markup	Rationale
1	<p>Community Uses</p> <p>3.12. Community Services</p> <p>3.12.1. The maximum Floor Area is 500 m2 per individual establishment. This does not apply to Year-Round Shelters and Seasonal Shelters.</p> <p>3.12.2. Year-Round Shelters and Seasonal Shelters are not permitted on a Site that abuts a Site in a Heavy Industrial Zone.</p>	<p>Removing the floor area limit for shelters only provides greater flexibility for operators to provide appropriate accommodation and wraparound services.</p> <p>A new regulation is added to prevent shelters from operating where it abuts a site in a Heavy Industrial Zone to mitigate potential future impacts from potential uses with a risk source.</p>