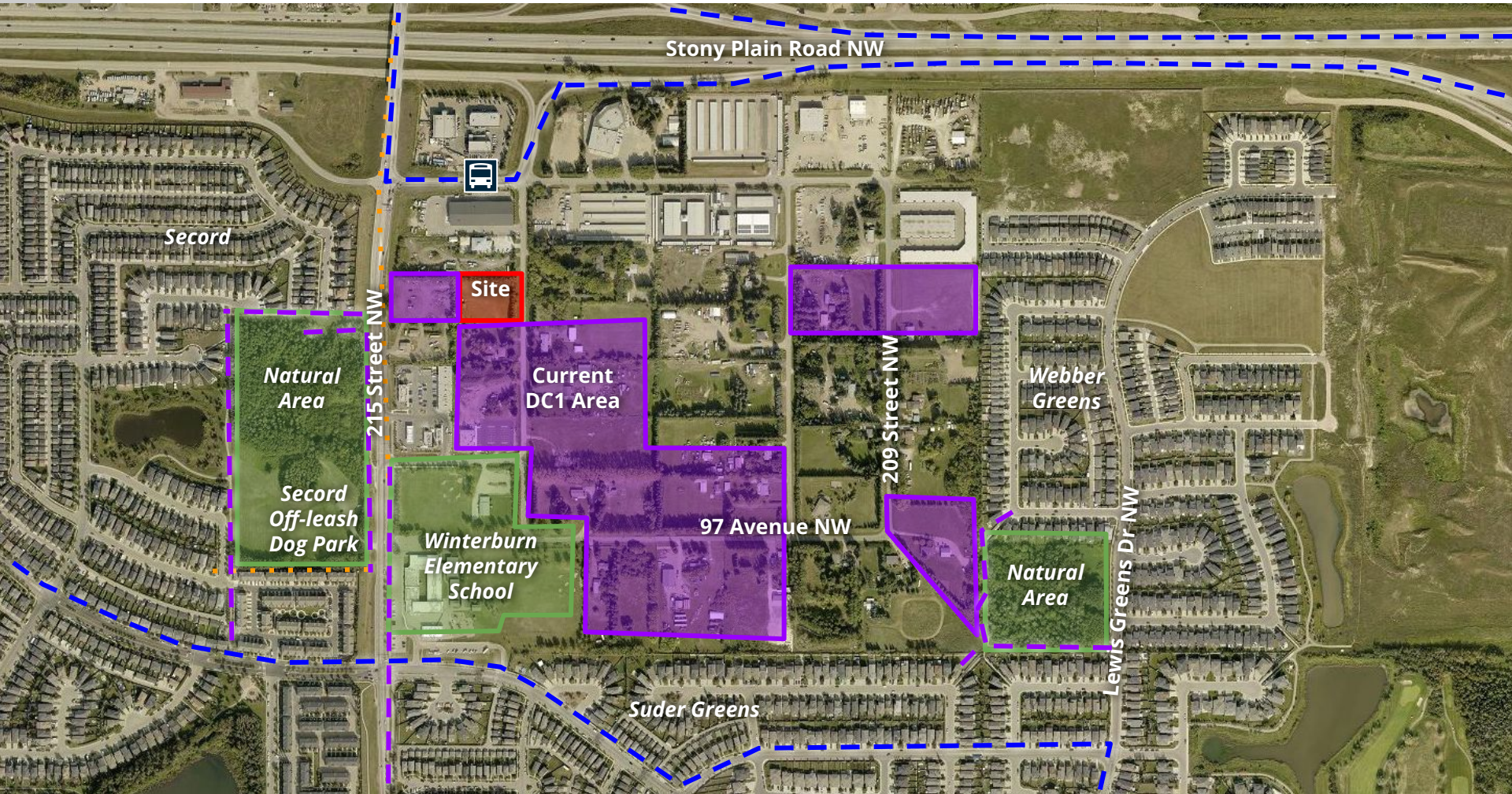


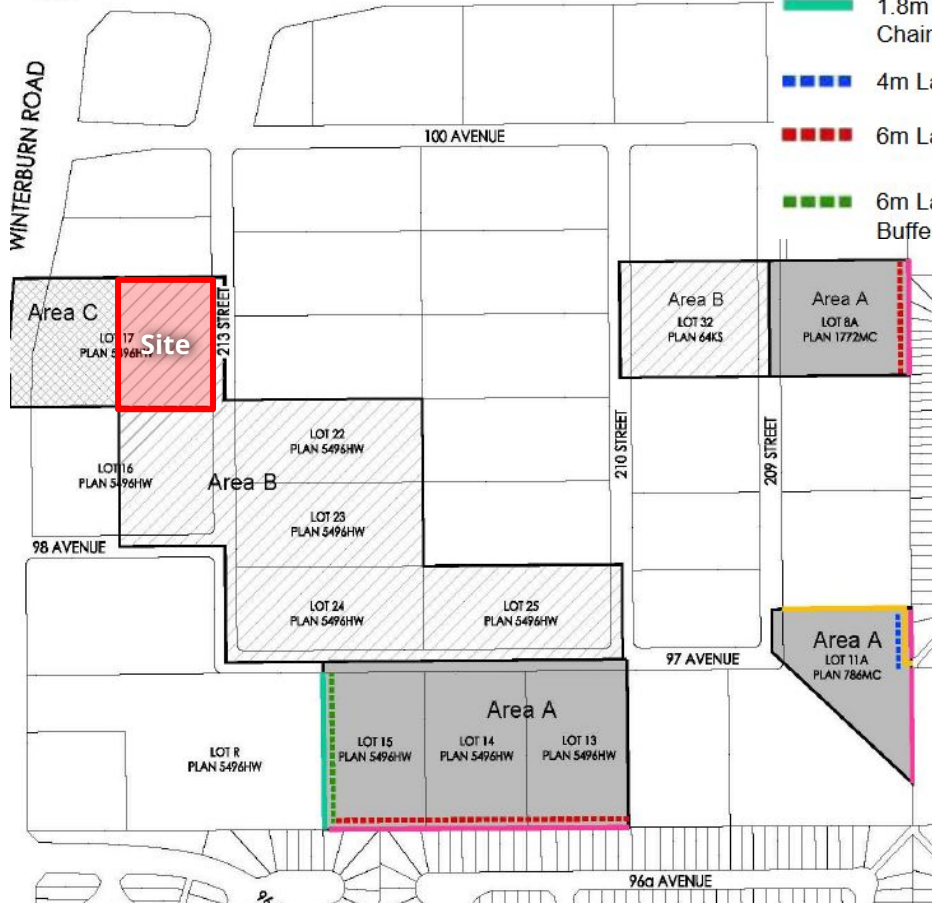
ITEMS 4.8
BYLAW 21459
LEWIS FARMS BUSINESS EMPLOYMENT

DEVELOPMENT
SERVICES
MAY 5, 2026





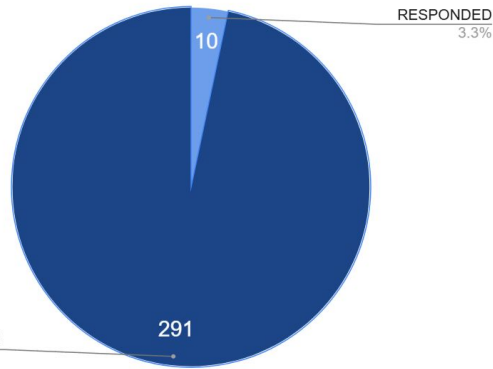
Areas Map



Legend

-  Pathway
-  1.8m Uniform Screen Fence
-  1.8m Uniform Screen Fence Or 1.8m Uniform Chain Link/Ornamental Fence
-  4m Landscape Buffer
-  6m Landscape Buffer
-  6m Landscape Buffer or 4.5m Landscape Buffer

4 COMMUNITY INSIGHTS



Pre-application Notification Opposition (4)

- Traffic congestion (3)
- Non-residential use compatibility (2)

Support (2)

- Maintaining increased sensitivities

Questions (4)

- What is the purpose of the rezoning? (3)
- What is changing?



PRE-APPLICATION
Jun. 5, 2025 & Mar.
12, 2026



CITY WEBPAGE
Jul. 7, 2025



MAILED NOTICE
Aug 26, 2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
Apr. 14, 2026



JOURNAL AD
Apr. 17 & 25,
2026

6 PROPOSED ZONING

REGULATION	DC1 19041 (Area B) Current Zoning	DC 21459 (Area B) Proposed Zoning
Typical Uses	Light industrial/Small commercial businesses	Light industrial and a variety of small commercial businesses
Height	14.0 m	16.0 m
FAR	1.2	1.6
Setbacks Abutting Street Abutting Rural Residential	3.0 m 6.0 m	3.0 m 6.0 m

