

Appendix “F” – Modifications and Updates Summary to the Industrial Zones: Section 9.1: Research and Development (M1) Zone Section 9.3: Prestige Business Park (M3) Zone Section 9.4: Business Park Support (M4) Zone Section 9.6: Light Industrial (M6) Zone Section 9.10: Airport Light Industrial (M10) Zone Section 9.11: Airport Prestige Business (M11) Zone					
Section	Proposed Change		Proposed Revised Zone Regulation	Rationale	
Grey highlighted strikethrough text = text to be deleted		bolded text = text to be added			
9.1.2 iii) (new regulation)	<p>Notwithstanding Section 9.1.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station:</p> <p>Motor Vehicle Washing Establishment</p>		<p>Notwithstanding Section 9.1.1, the following use permitted only as an accessory use to a Motor Vehicle Service Station:</p> <p>Motor Vehicle Washing Establishment</p>	A new regulation added to the zone to provide clarity where a Motor Vehicle Washing Establishment is only permitted as an accessory use to a Motor Vehicle Service Station, which is a permitted use.	
9.1.3d)i)	In accordance with the requirements of Section 5 of this By-law;		In accordance with the requirements of Section 5 of this By-law;	Addition of the words for referencing purposes. This does not change the intent of the By-law.	
9.3.2 iii) (new regulation)	<p>Notwithstanding Section 9.3.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station:</p> <p>Motor Vehicle Washing Establishment</p>		<p>Notwithstanding Section 9.3.1, the following use permitted only as an accessory use to a Motor Vehicle Service Station:</p> <p>Motor Vehicle Washing Establishment</p>	A new regulation added to the zone to provide clarity where a Motor Vehicle Washing Establishment is only permitted as an accessory use to a Motor Vehicle Service Station, which is a permitted use.	
9.3.3e) 9.6.3f) 9.11.3g)	Location Restriction of Manufacturing Uses	Any building or structure used for Manufacturing and Alcohol Production Facilities shall be setback a minimum 20.0 metres from any portion of a property lot	Location Restriction of Manufacturing Uses	Any building or structure used for Manufacturing and Alcohol Production Facilities shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a	The zone regulation is amended to include location restrictions for Alcohol Production Facilities, where a minimum 20 metre setback from any portion of the property lot line within a Residential Zone or an Institutional Zone will provide a separation between an industrial

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	<p>line abutting a property lot line within a Residential Zone or an Institutional Zone.</p>	<p>property lot line within a Residential Zone or an Institutional Zone.</p>	<p>use and a sensitive land use such as residential and institutional uses.</p>
9.4.2 iii)	<p>Notwithstanding Section 9.4.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station:</p> <p>Motor Vehicle Washing Establishment</p>	<p>Notwithstanding Section 9.4.1, the following use permitted only as an accessory use to a Motor Vehicle Service Station:</p> <p>Motor Vehicle Washing Establishment</p>	<p>A new regulation added to the zone to provide clarity where a Motor Vehicle Washing Establishment is only permitted as an accessory use to a Motor Vehicle Service Station, which is a permitted use.</p>
9.10.2ii) 9.11.2ii)	<p>High School Secondary School</p>	<p>Secondary School</p>	<p>Consistency in wording. Does not change the intent that Secondary School is a prohibited use in the zone.</p>
9.11.2iv)	<p>Notwithstanding Section 9.11.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station:</p> <p>Motor Vehicle Washing Establishment</p>	<p>Notwithstanding Section 9.11.1, the following use permitted only as an accessory use to a Motor Vehicle Service Station:</p> <p>Motor Vehicle Washing Establishment</p>	<p>A new regulation added to the zone to provide clarity where a Motor Vehicle Washing Establishment is only permitted as an accessory use to a Motor Vehicle Service Station, which is a permitted use.</p>

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9.11.3c)ii)	Maximum 25.0 27.0 metres	Maximum 27.0 metres	An amendment to the regulation is required to accommodate the increase in the parking stall length from 5.5 metres to 6.0 metres as contained in Subsection 5.2b)i).