

Schedule "A" - Explanation of Proposed Amendments

Section 12 – Industrial Zones	Existing Provision / Definition	Proposed Amendment	Explanation
Heavy Equipment Repair Shop	Heavy Equipment Repair Shop means Premises where service is performed or executed exclusively on commercial Vehicles, heavy machinery and equipment for compensation, but shall not include any other Motor Vehicle Use defined in this By-law, except as otherwise permitted.	That Heavy Equipment Repair Shop be added to Industrial Two (General Industrial) M2 Zone and Industrial Three (Business Park Industrial) (M3) Zone.	Heavy Equipment Repair Shop is currently defined in the Zoning By-law but not permitted as of right in any zone. It is proposed this Use be permitted within the Industrial Two (General Industrial) M2 and Industrial Three (Business Park Industrial) M3 Zones.
Heavy Equipment Sales and Rental	Heavy Equipment Sales and Rental means Premises in which commercial Vehicles, heavy machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation, and may include Accessory repairs but shall not include any other establishment defined or classified in this By-law.	That Heavy Equipment Sales and Rental be added to Industrial Two (General Industrial) M2 Zone and Industrial Three (Business Park Industrial) (M3) Zone.	Heavy Equipment Sales and Rental is currently defined in the Zoning By-law but not permitted as of right in any zone. It is proposed this Use be permitted within the Industrial Two (General Industrial) M2 and Industrial Three (Business Park Industrial) M3 Zones.
Retail Store (M3-1) (X-Change Lands)	Retail Stores, less than 250.0 m ² per Premises, catering to business supply and service	Retail Stores, less than 250.0 m ² per Premises.	Catering to business supply and service is vague and uncertain so this reference is proposed to be removed.
M1-2 Zone (525 West Street South)	<p>Permitted Uses:</p> <ul style="list-style-type: none"> The Use of that portion of the northerly most 9.0 metres of the interior side yard to the north (identified as Part 1, Plan 51R-39430) is limited to pedestrian and vehicular ingress and egress. <p>Zone Provisions:</p>	<p>Zone Provisions:</p> <p>Interior Side Yard (min.) – 15.0 m (from northerly interior side lot line)</p>	Provision is unnecessary as legal mutual access easement with associated future servicing access is registered on title for abutting lands and do not need to be contained within the Zoning bylaw as a site-specific exception.

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