

Statutory Public Meeting

C3.
Communication
CW(PM) – November 28, 2023
Item No. 1



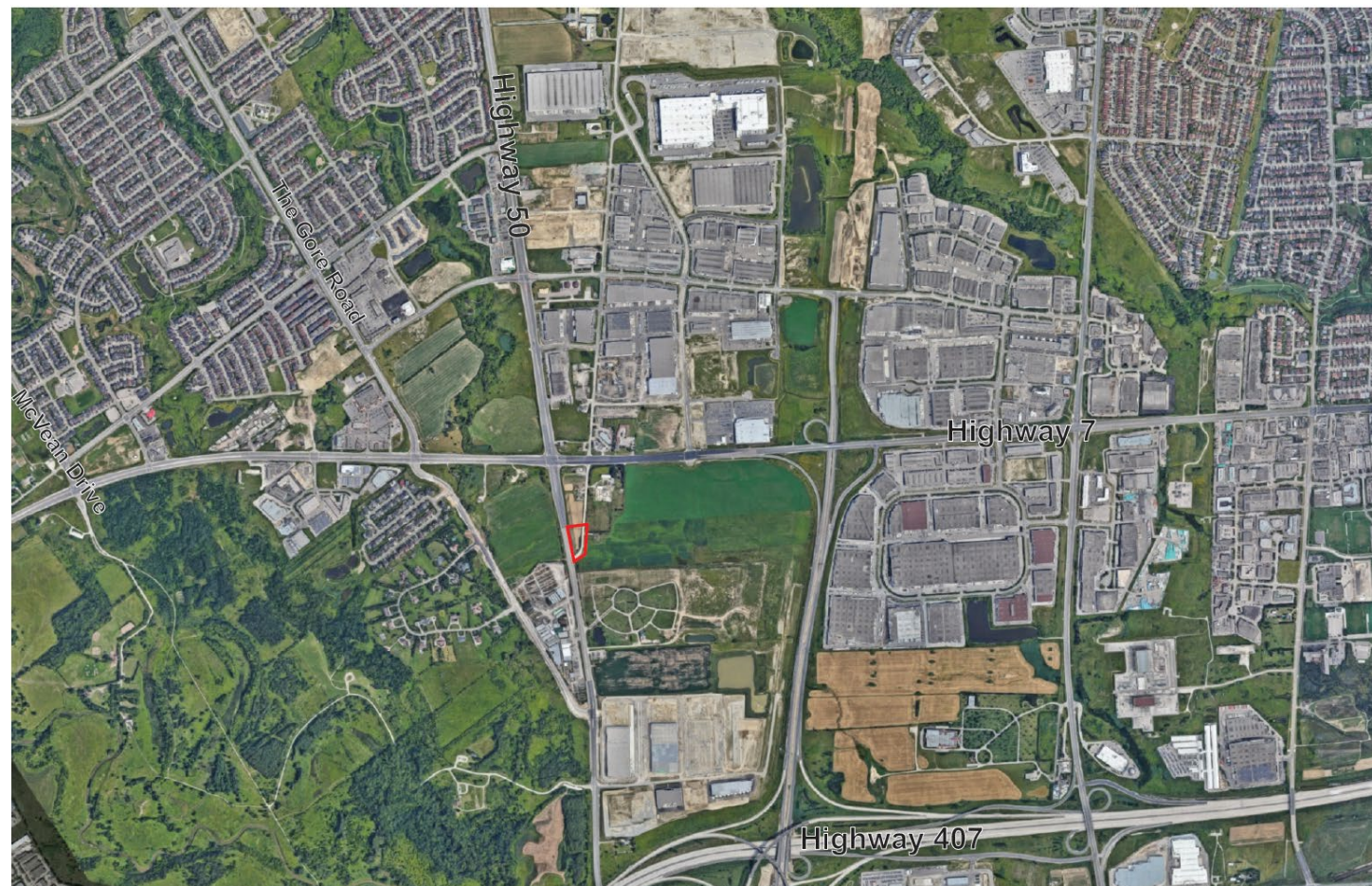
Livwest North Inc. and Livewest South Inc. c/o Zzen
Group
Zoning By-law Amendment
6751 Highway 7

WARE MALCOMB



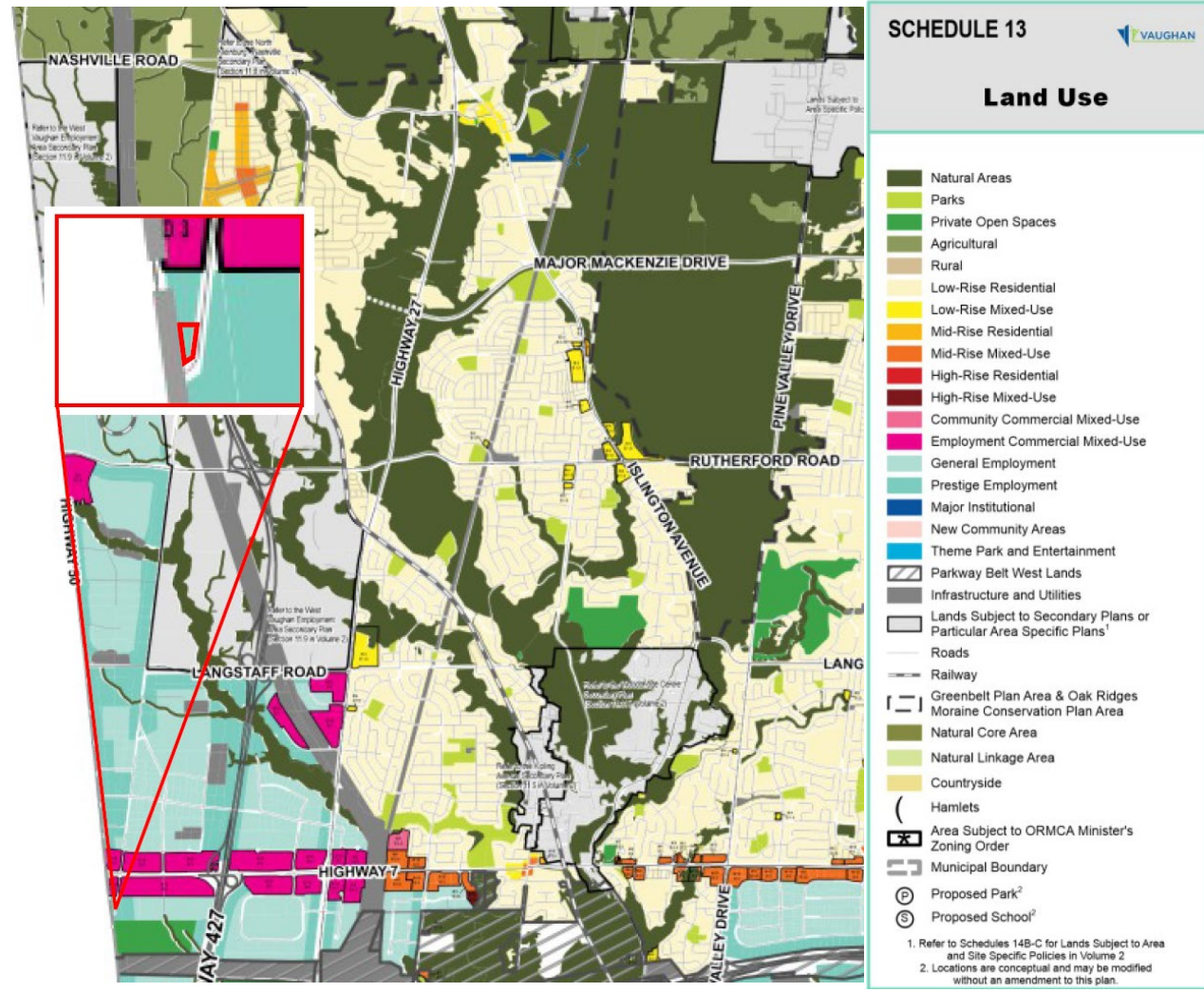
Location & Context

- Address: 6751 Highway 7 & 850 Gibraltar Road
- Lot Area: 3.2 hectares
- Adjacent Land Uses:
 - North: Agricultural field employment lands
 - East: Vacant Agricultural
 - South: Cemetery, hydro utility corridor
 - West: Employment lands



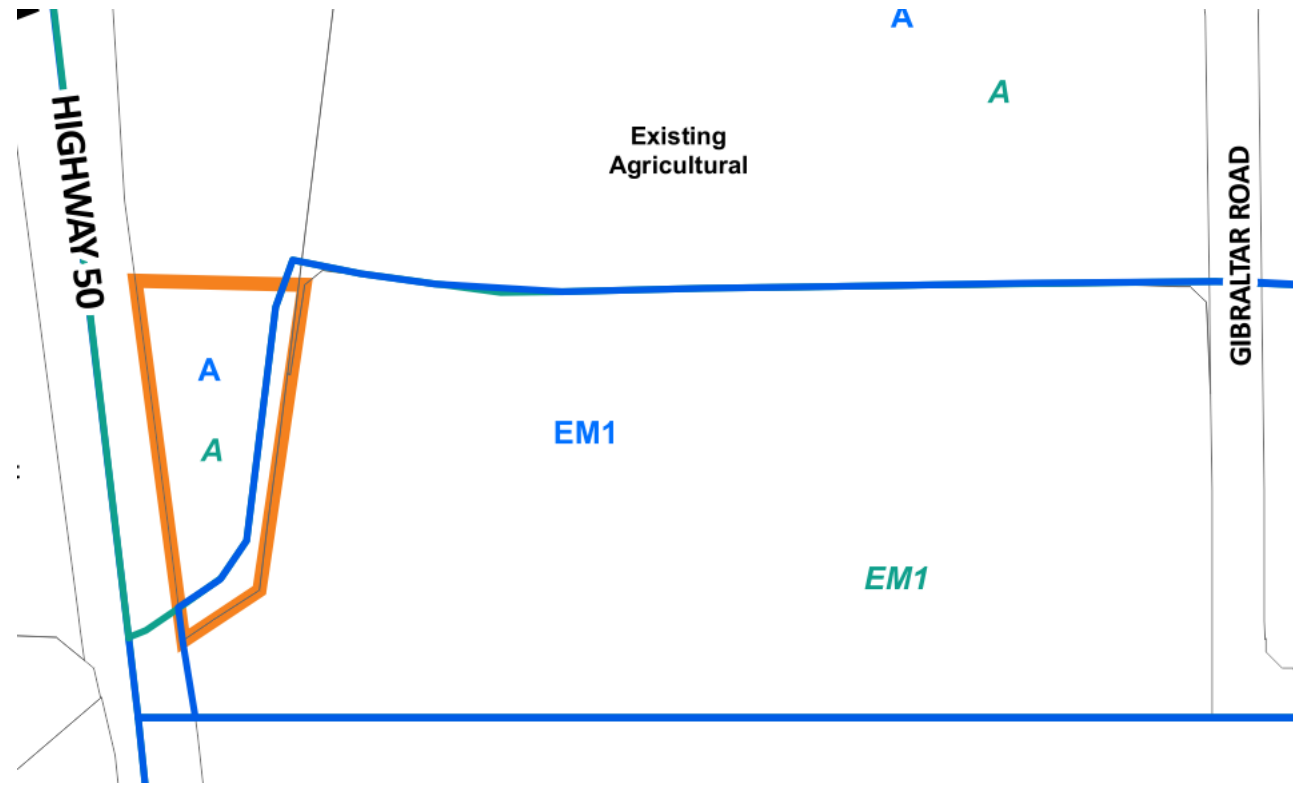
Existing Official Plan Policy

- VOP Designation: Prestige Employment
- Permitted Uses: A range of industrial, manufacturing, warehousing and offices



Existing Zoning

- Zoning By-law 001-2021
 - A - Agricultural Zone
- Zoning By-law 1-88
 - A – Agricultural Zone



Zoning By-law 1-88

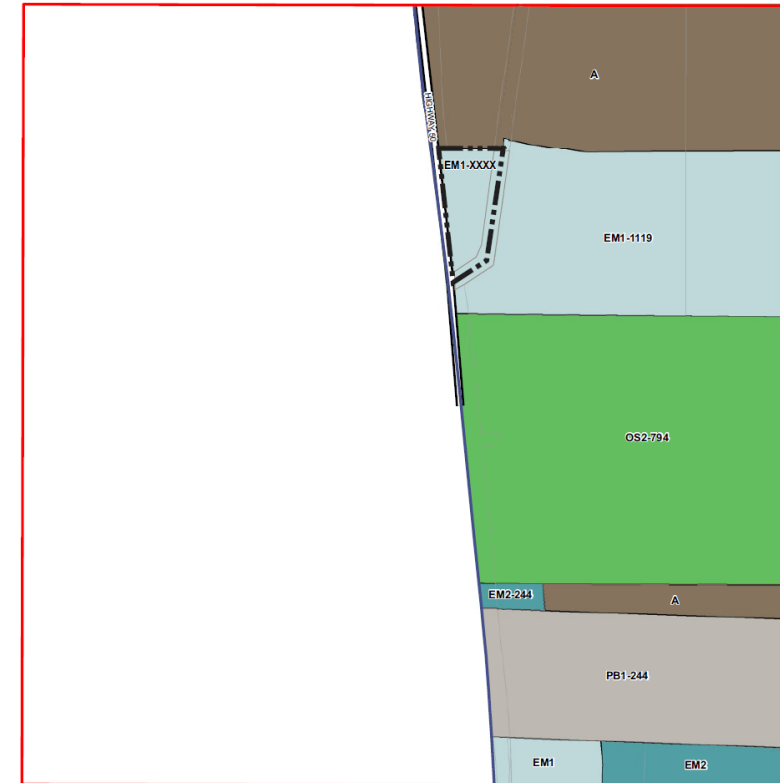
Zoning By-law 001-2021

 Lands Subject to Zoning by-law Amendment

Proposed Zoning By-law Amendment

- Zoning by-law 001-2021
 - EM1 - Prestige Employment Area Zone
- Zoning by-law 1-88
 - EM1 – Prestige Employment Area Zone

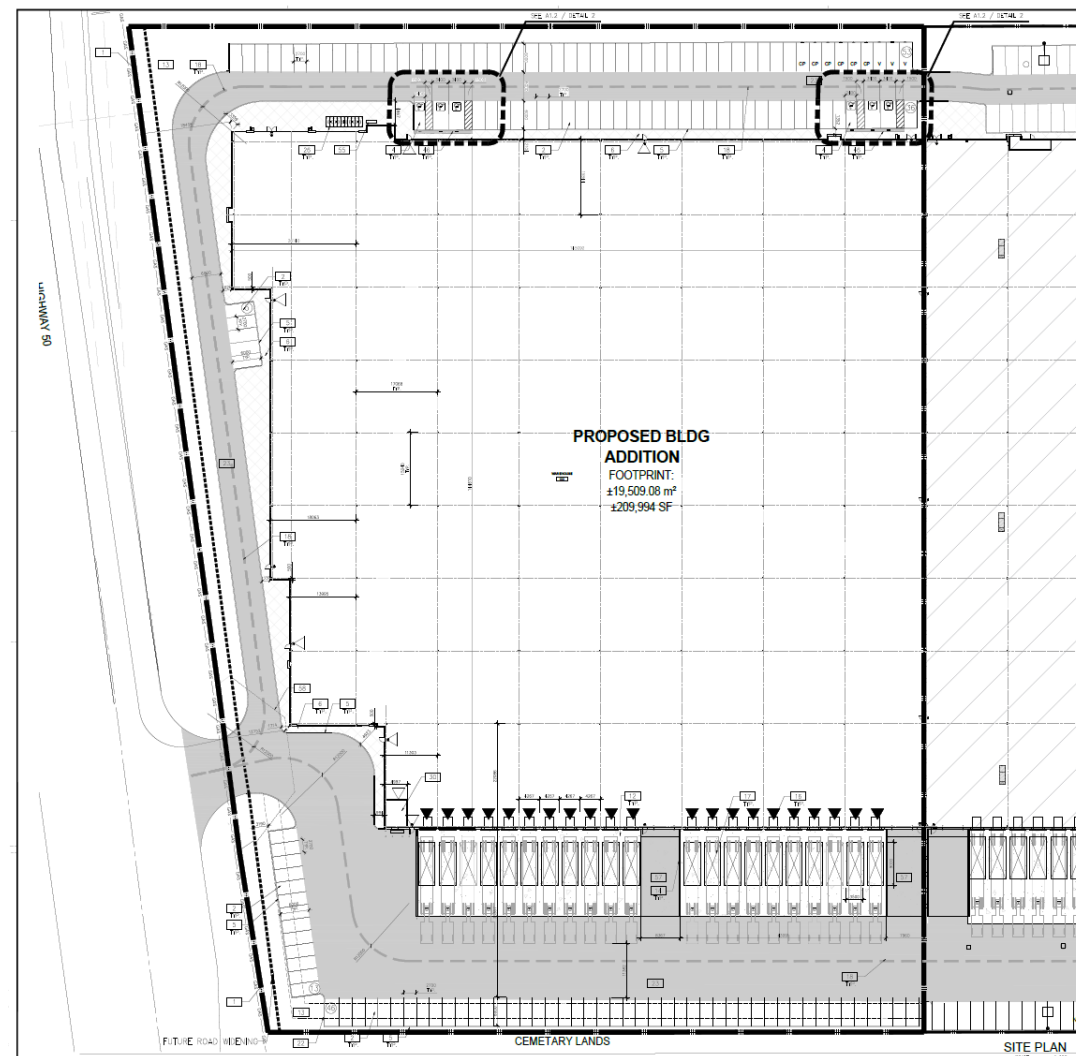
Zoning By-law 001 - 2021
Schedule A | Map 21



Conservation, Open Space and Agricultural Zones	Employment Zones	Commercial Zones	Other Zones	These Lands shall not be Subject to Zoning By-law 001-2021	Other Zones
<ul style="list-style-type: none"> AG (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) 	<ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) EM4 (General Institutional Zone) 	<ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighborhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) 	<ul style="list-style-type: none"> IG (General Institutional Zone) 	<ul style="list-style-type: none"> U (Utility Zone) FD (Future Development Zone) PB1 (Parkway Belt Public Use Zone) PB2 (Parkway Belt Completion Use Zone) PB3 (Parkway Belt West Recreational Zone) 	<ul style="list-style-type: none"> EM4 (General Institutional Zone) U (Utility Zone) FD (Future Development Zone) PB1 (Parkway Belt Public Use Zone) PB2 (Parkway Belt Completion Use Zone) PB3 (Parkway Belt West Recreational Zone)

Proposed Site Plan

- Building Type: One Storey Warehouse
- Access: Highway 50
- Parking: 153 parking spaces
- Expansion of Approved Site Plan at 850 Gibraltar Road



Rendering



Thank You

Questions and Comments

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