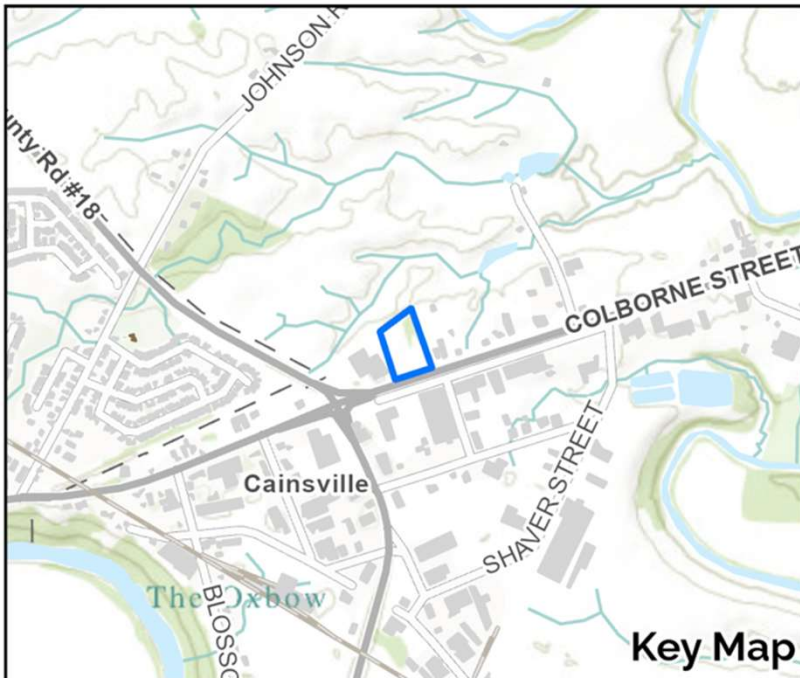


Application No.:	ZBA1-26-LK
Report No.:	N/A
Application Type:	Zoning By-Law Amendment
Subject Lands:	1254 Colborne St E
Agent:	Brooke Burlock, Zelinka Priamo Ltd
Owner:	214CarsonCo c/o Steve Little
Recommendation:	To be received for information.

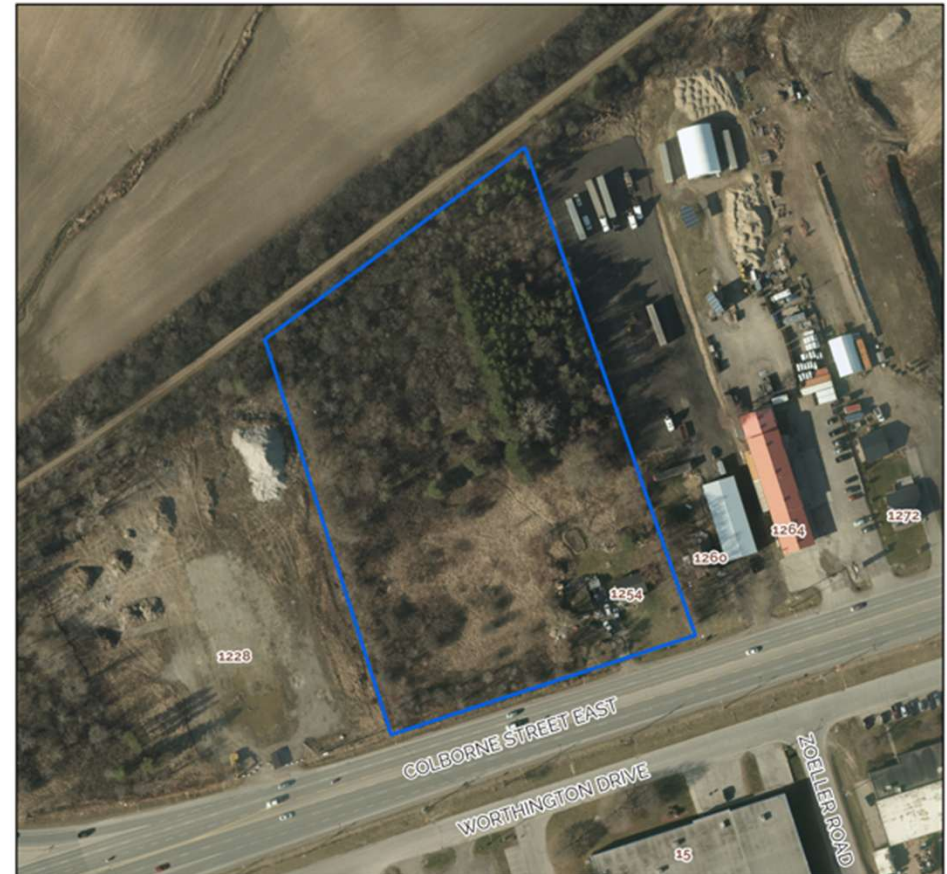
Property Location



Frontage: Approx. 120 metres along Colborne St E

Area: 5.08 acres

Surrounding Uses: Industrial, Commercial and Natural Heritage Features

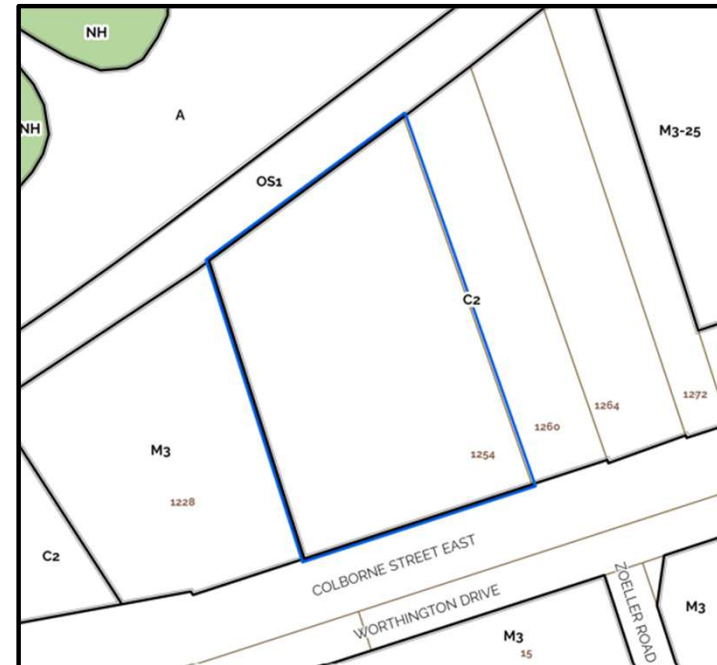


Official Plan (2023)



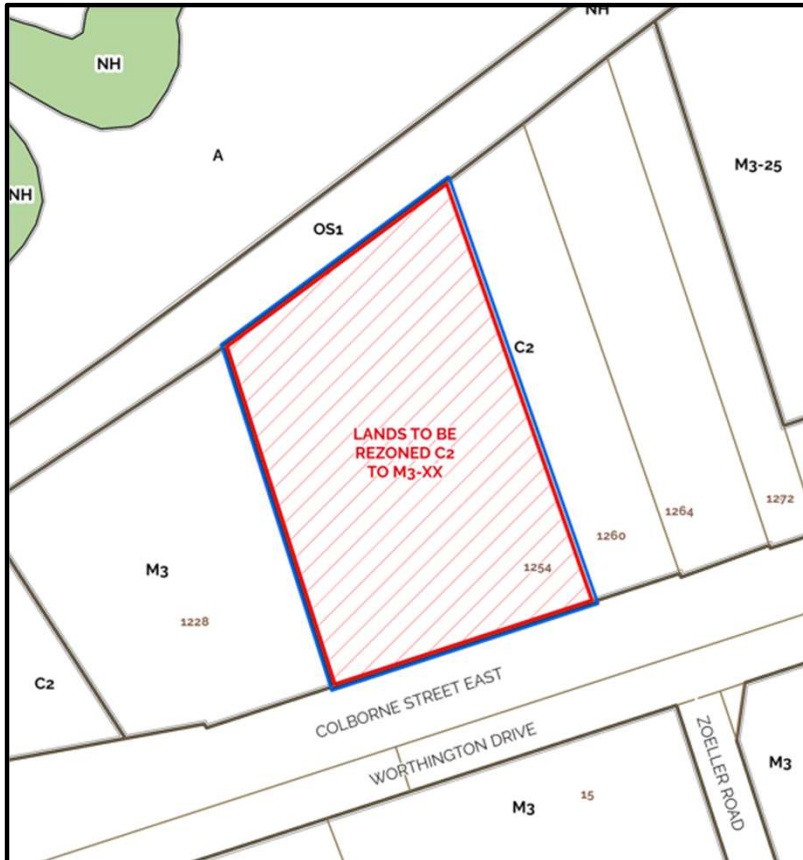
Current Land Use Designation:
General Employment & Natural Heritage System

Zoning By-Law (61-16)



Current Zoning Classification:
General Commercial (C2)

Application Details



Permitted Uses		
M3 Zone	Existing (General Commercial)	Proposed (M3-XX)
<ul style="list-style-type: none"> • Auction Establishment • Auto Body Shop • Automobile Repair Garage Automobile Sales or Rental Establishment • Building Supply Outlet • Bulk Sales Establishment Cannabis Production and Processing • Catering Establishment • Chemical and Pharmaceutical Industry • Contractor's Yard • Electrical and Electronic Products Industry • Food Processing Plant • Manufacturing Facility • Mobile Refreshment Cart • Office, Support • Open Storage accessory to the principal use, in accordance with Section 11.4 • Paper Products Industry • Printing Establishment • Processed Goods Industry • Propane Transfer Facility • Recreational Establishment • Research and Development Establishment • Restaurant • Retail Store accessory to permitted use in accordance with Section 11.2 • Service and Rental Establishment • Transport/Truck Terminal • Warehouse, Public Self Storage • Warehouse • Wholesale Establishment 	<ul style="list-style-type: none"> a) Assembly Hall b) Auditorium c) Automobile Repair Garage d) Automobile Sales of Rental Establishment e) Automobile Service Station f) Bakery g) Bulk Sales Establishment h) Car Wash i) Convenience Store j) Day Car k) Drive-Through Facility l) Dry Cleaning and Laundry m) Financial Institution n) Floral Shop o) Funeral Home p) Grocery Store q) Home Improvement Centre r) Hotel s) Mobile Refreshment Car t) Nursery and Garden Centre u) Office, Business and Professional v) Office Medical w) Office Supply Outlet x) Personal Service Establishment y) Pharmacy z) Place of Worship aa) Recreational Establishment bb) Restaurant cc) Retail Store dd) School, commercial ee) Service and Rental Establishment ff) Taxi Stand gg) Veterinary Clinic 	<p>Proposed uses, as outlined by the Applicant, include:</p> <ul style="list-style-type: none"> • manufacturing, • warehousing or • other industrial uses permitted within the Heavy Industrial (M3) Zone.

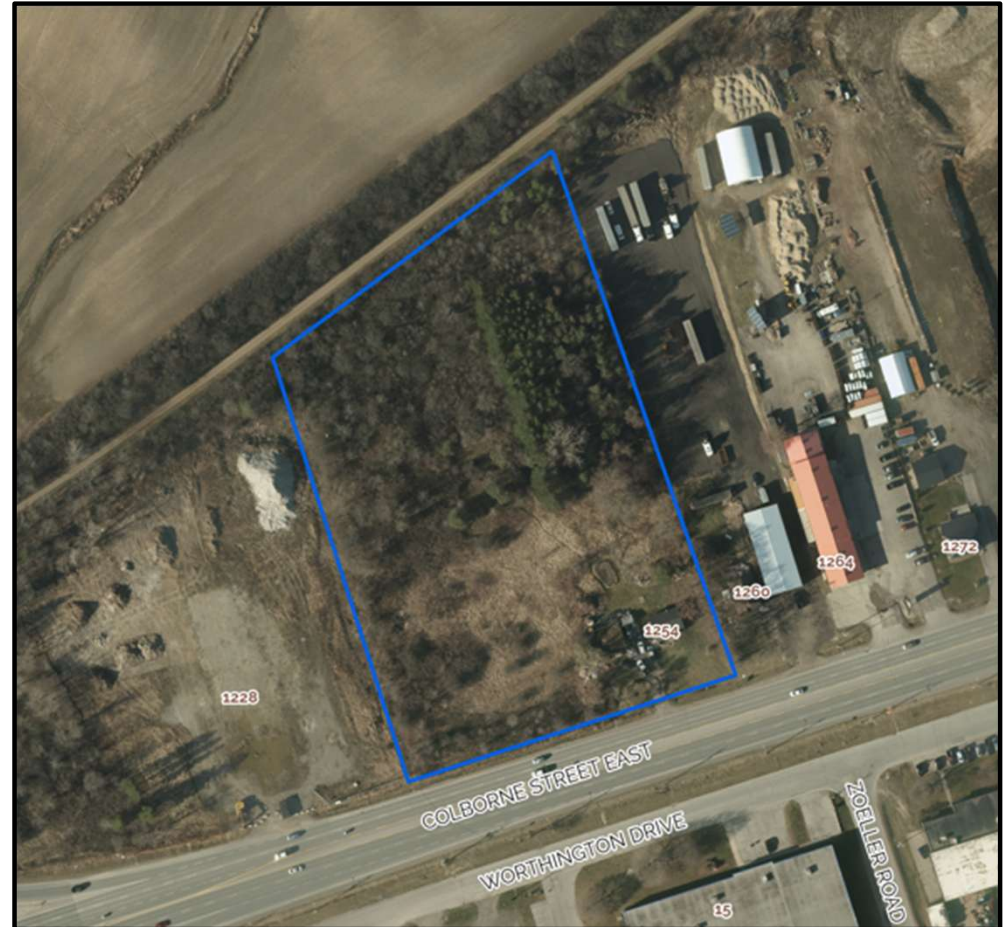
Key Considerations

- **Servicing**

- Currently not serviced, County Staff are working with the Applicant on ways to provide necessary infrastructure.

- **Natural Heritage**

- An EIS has been completed for the site and was peer reviewed by LGL. Discussions with the Applicant regarding next steps are necessary.



Application Process / Next Steps



**New Application
Received
& Circulated for
Technical
Review**



**Application
Deemed
Complete
& Notice of
Public Meeting
Circulated**



**Public
Meeting
[For
Information
Only]**



**Council Decision
& Appeal Period
[Staff
Recommendation
& Council
Decision]**

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