

**Attachment 3 - Zoning By-law 1-88 Table 1**

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>M1 Restricted Industrial Zone Exception 9(1097) Requirement</b>	<b>Proposed Additions to the M1 Restricted Industrial Zone Exception 9(1097) Requirement</b>
a.	Minimum Parking Rate Requirements	<p><u>Retail Warehouse &amp; Retail Use</u> 6.0 parking spaces/100 m<sup>2</sup></p> <p><u>Automobile Service Station</u> 4.5 parking spaces/100 m<sup>2</sup></p> <p><u>Eating Establishment, Conveniences Drive-Through</u> 16 parking spaces/100 m<sup>2</sup></p> <p><u>Automotive Retail Store</u> 6 Parking space per 100 m<sup>2</sup></p> <p><u>Bank or financial institutions</u> 6 parking space per 100 m<sup>2</sup></p> <p><u>Car Brokerage</u> 3 parking spaces/100 m<sup>2</sup></p> <p><u>Business or Professional Office</u> 3.5 parking spaces per/100 m<sup>2</sup></p> <p><u>Personal Service Shop</u> 6.0 parking space/ 100 m<sup>2</sup></p> <p><u>Day care Centre</u> 1.5 parking space/per employee</p> <p><u>Hotel</u> 1.0 parking space/ for each bedroom</p> <p><u>Funeral Home (funeral services)</u> 4.0 parking spaces/100 m<sup>2</sup></p> <p><u>Banquet hall in a single unit building</u> 11 parking space/100m<sup>2</sup></p>	<p>For all site-specific permitted uses identified for the subject lands in exception 1097, the following shall apply except for “Place of Assembly (Convention Centre)”:</p> <p>Blended Parking Rate of 3.0 parking spaces/100 m<sup>2</sup></p>

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		<u>Brewers Retail &amp; LCBO Outlet</u> 6.0 parking space per 100 m <sup>2</sup>  <u>Video Store</u> 5.5 parking space/ 100 m <sup>2</sup>  <u>Other Use Not Specifically listed</u> 3.3 parking space per 100 m <sup>2</sup>	
b.		Permit the following retail uses with a maximum combined GFA of 25,000 m <sup>2</sup> <ul style="list-style-type: none"> <li>- Automotive Retail Store;</li> <li>- Banking or financial institution;</li> <li>- Boating showroom;</li> <li>- Brewer Retail Outlet;</li> <li>- Eating establishment;</li> <li>- Eating establishment, convenience with drive through</li> <li>- Eating establishment, take-out</li> <li>- LCBO outlet;</li> <li>- Lumber or building material supply outlet dealing with new material only;</li> <li>- Motor vehicle sale establishment;</li> <li>- Office &amp; stationary supply, sale services and rental;</li> <li>- Personal service shop;</li> <li>- Photography studio;</li> <li>- Place of entertainment;</li> <li>- Retail Nursery;</li> </ul>	Permit an increase in the maximum combined GFA to 29,850 m <sup>2</sup> for the same retail uses <ul style="list-style-type: none"> <li>- Automotive Retail Store;</li> <li>- Banking or financial institution;</li> <li>- Boating showroom;</li> <li>- Brewer Retail Outlet;</li> <li>- Eating establishment;</li> <li>- Eating establishment, convenience with drive through</li> <li>- Eating establishment, take-out</li> <li>- LCBO outlet;</li> <li>- Lumber or building material supply outlet dealing with new material only;</li> <li>- Motor vehicle sale establishment;</li> <li>- Office &amp; stationary supply, sale services and rental;</li> <li>- Personal service shop;</li> <li>- Photography studio;</li> <li>- Place of entertainment;</li> <li>- Retail Nursery;</li> </ul>

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		<ul style="list-style-type: none"> <li>- Retail store, which may also include an accessory Pharmacy as a permitted use within the retail store building, provide that when such uses are located together within the retail store building, the gross floor area of such retail store building with the combined uses shall be a minimum of 14,000m<sup>2</sup> an such addition of the accessory pharmacy use shall require a Market Study to be approved by the City; and</li> <li>- Video Store</li> </ul>	<ul style="list-style-type: none"> <li>- Retail store, which may also include an accessory Pharmacy as a permitted use within the retail store building, provide that when such uses are located together within the retail store building, the gross floor area of such retail store building with the combined uses shall be a minimum of 14,000m<sup>2</sup> an such addition of the accessory pharmacy use shall require a Market Study to be approved by the City; and</li> <li>- Video Store</li> </ul>