

## Attachment 14 – Proposed Amendments to Zoning By-law 1-88 and 001-2021

Table 1: Zoning By-law 1-88

	<b>Zoning By-law 1-88 Standard</b>	<b>C5 – Community Commercial Zone Requirement</b>	<b>Proposed Exceptions to the C5 – Commercial Zone Requirement</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>• Office Building</li> </ul> <p>The following uses shall be permitted only if they are carried on entirely within a shopping centre and with no open storage:</p> <ul style="list-style-type: none"> <li>• Any “commercial” use permitted in a C4 zone</li> <li>• Eating Establishment, Convenience with Drive-Through</li> <li>• Office Building</li> <li>• Place of Amusement</li> </ul>	<ul style="list-style-type: none"> <li>• Supermarket</li> <li>• Pharmacy</li> <li>• Retail Store</li> <li>• Retail Convenience</li> <li>• Eating Establishment</li> <li>• Eating Establishment, Convenience</li> <li>• Eating Establishment, Convenience with Drive-Through</li> <li>• Eating Establishment and accessory Outdoor Patio</li> <li>• Banks or Financial Institution</li> <li>• Business or Professional Office</li> <li>• Day Care Centre</li> <li>• Club or Health Centre</li> <li>• Personal Service Shop</li> </ul>
b.	Definition of Lot Line, Front	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the central point of the lot line abutting the sight triangle shall be deemed to be the point of	The front lot line shall be deemed to be Barons Street

	Zoning By-law 1-88 Standard	C5 – Community Commercial Zone Requirement	Proposed Exceptions to the C5 – Commercial Zone Requirement
		intersection of the front and side lot lines (Moody Drive)	
c.	Definition of Parking Space	A parking space is defined as a rectangular area measuring at least 2.7 m by 6 m	A parking space shall measure at least 2.7 m by 5.7 m
d.	Maximum Lot Area	25,000 m <sup>2</sup>	42,000 m <sup>2</sup>
e.	Minimum Front Yard (Barons Street)	11 m	3.75 m
f.	Minimum Exterior Yard	11 m	4.5 m
g.	Minimum Rear Yard	15 m	10 m
h.	Minimum Setback to “R” Residential Zone	22.5 m	12 m
i.	Maximum Building Height	11 m	12.5 m (Building A1)
j.	Minimum Landscaped Strip Width	<u>Abutting any Street Line:</u> 6 m	<u>Abutting any Street Line:</u> 3 m  A drive-through stacking lane shall be permitted to encroach 1 m into the minimum landscape strip on the Barons Street frontage  A merge camera shall be permitted to encroach 2.5 m into the minimum landscape strip on the Barons Street frontage

	Zoning By-law 1-88 Standard	C5 – Community Commercial Zone Requirement	Proposed Exceptions to the C5 – Commercial Zone Requirement
			An order board shall be permitted to encroach 2 m into the minimum landscape strip on the Barons Street frontage
k.	Accessory Structure Setback	Any accessory building or structure shall be subject to the same minimum yard and setback requirements for the main building or use, provided that no accessory building or structure, other than a garage or carport, shall be erected closer to the front lot line than the main use or building on the same lot	<p>An accessory structure for the purpose of a merge camera shall be setback a minimum of 0.75 m from the required front lot line</p> <p>An accessory structure for the purpose of an order board shall be setback a minimum of 1 m from the required front lot line</p> <p>An accessory structure for the purpose of an EV charge infrastructure station shall be setback a minimum 7.5 m from the required rear lot line</p>
l.	Permitted Yard Encroachments (Canopy)	0.5 m into a required yard	1 m into a required yard
m.	Minimum Parking Requirements	<u>Shopping Centre:</u> 6 spaces/100 m <sup>2</sup> of GFA	<u>Shopping Centre:</u> 4.5 spaces/100 m <sup>2</sup> of GFA
n.	Accessible Parking Space Dimension	A Type A Accessible Parking Space measuring a minimum of 3.4 m by 6 m	A Type A Accessible Parking Space shall be a minimum of 3.4 m by 5.7 m

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		<p>A Type B Accessible Parking Space measuring a minimum of 2.4 m by 6 m</p> <p>An Accessible Access Aisle shall have a minimum width of 1.5 m and shall extend the full length of the parking space</p>	<p>A Type B Accessible Parking Space shall be a minimum of 2.4 m by 5.7 m</p> <p>An Accessible Access Aisle shall be a minimum of 1.5 m by 5.7 m</p>
o.	Minimum Loading Space Requirements	A loading space is required for Building B and Building D	No loading spaces shall be required for Building B and Building D
p.	Location of loading spaces	Where a lot is a through lot, loading and unloading shall take place anywhere on the lot except between a building and a Highway or arterial road	Loading and unloading may take place between Building A and Major Mackenzie Drive

Table 2: Zoning By-law 001-2021

	Zoning By-law 001-21 Standard	GC – General Commercial Zone Requirement	Proposed Exceptions to the GC – General Commercial Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> <li>• Art studio</li> <li>• Automotive detailing</li> <li>• Business service<sup>(3)</sup></li> <li>• Car wash<sup>(3)</sup> (Existing)</li> <li>• Clinic</li> <li>• Commercial school</li> <li>• Commercial storage<sup>(3)</sup></li> <li>• Financial institution<sup>(3)</sup></li> <li>• Funeral services<sup>(3)</sup></li> <li>• Fueling station<sup>(1)(3)</sup> (Existing)</li> </ul>	<ul style="list-style-type: none"> <li>• Supermarket</li> <li>• Retail</li> <li>• Retail, convenience</li> <li>• Restaurant</li> <li>• Restaurant, with drive-through</li> <li>• Financial institution</li> <li>• Office</li> <li>• Clinic</li> <li>• Day care centre</li> </ul>

	Zoning By-law 001-21 Standard	GC – General Commercial Zone Requirement	Proposed Exceptions to the GC – General Commercial Zone Requirement
		<ul style="list-style-type: none"> <li>• Garden centre<sup>(3)</sup></li> <li>• Health and fitness centre<sup>(3)</sup></li> <li>• Heavy equipment, sales, rental and service establishment<sup>(3)</sup></li> <li>• Hotel<sup>(3)</sup></li> <li>• Hotel (small scale)<sup>(3)</sup></li> <li>• Micro-manufacturing<sup>(1)</sup></li> <li>• Motor vehicle body repair (Existing)</li> <li>• Motor vehicle rental</li> <li>• Motor vehicle repair</li> <li>• Motor vehicle sales<sup>(3)</sup></li> <li>• Office</li> <li>• Personal service<sup>(3)</sup></li> <li>• Pet care establishment<sup>(3)</sup></li> <li>• Place of assembly<sup>(3)</sup></li> <li>• Place of Entertainment<sup>(3)</sup></li> <li>• Research and development</li> <li>• Restaurant<sup>(3)</sup></li> <li>• Restaurant, take-out<sup>(3)</sup></li> <li>• Retail<sup>(3)</sup></li> <li>• Retail, convenience<sup>(3)</sup></li> <li>• Service or repair shop<sup>(3)</sup></li> <li>• Shopping centre<sup>(3)</sup></li> <li>• Supermarket<sup>(3)</sup></li> <li>• Taxi stand</li> <li>• Theatre<sup>(3)</sup></li> <li>• Veterinary clinic</li>   <li style="text-align: center;">Community Uses</li> <li>• Community facility</li> <li>• Community garden<sup>(1)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Health and fitness centre</li> <li>• Personal service</li> <li>• Outdoor patio</li> </ul>

	Zoning By-law 001-21 Standard	GC – General Commercial Zone Requirement	Proposed Exceptions to the GC – General Commercial Zone Requirement
		<ul style="list-style-type: none"> <li>• Day Care centre</li> <li>• Place of worship<sup>(1)</sup></li> <li>• Public parking</li> </ul> <p>Specified Accessory Uses</p> <ul style="list-style-type: none"> <li>• Drive-through<sup>(1)</sup></li> <li>• Outdoor display area<sup>(1)</sup></li> <li>• Outdoor patio<sup>(1)</sup></li> <li>• Seasonal outdoor display area<sup>(1)</sup></li> </ul> <p>Other Uses</p> <ul style="list-style-type: none"> <li>• Temporary Sales Office<sup>(1)</sup></li> </ul>	
b.	Definition of Lot Line, Front	In the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line (Moody Drive)	The front lot line shall be deemed to be Barons Street
c.	Minimum Front Yard (Barons Street)	4.5 m	3.75 m
d.	Minimum Rear Yard	12 m	10 m
e.	Outdoor Patio	An outdoor patio located at grade and with direct access from the first storey of a building shall be located a minimum distance of 30 m from any lot line abutting a Residential Zone	An outdoor patio located at grade and with direct access from the first storey of a building shall be located a minimum distance of 3 m from any lot line abutting a

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			Residential Zone, Open Space Zone or Institutional Zone
f.	Minimum Landscaped Strip	<p><u>Abutting a Residential or Open Space Zone (Interior and Rear Yard):</u></p> <p>6 m</p> <p><u>Abutting any street line:</u></p> <p>3 m</p>	<p><u>Abutting a Residential or Open Space Zone (Interior and Rear Yard):</u></p> <p>3 m</p> <p>A drive-through stacking lane shall be permitted to encroach 1 m into the minimum landscape strip on the Barons Street frontage</p> <p>A merge camera shall be permitted to encroach 2.5 m into the minimum landscape strip on the Barons Street frontage</p> <p>An order board shall be permitted to encroach 2 m into the minimum landscape strip on the Barons Street frontage</p>
g.	Accessory Structure Setback	An accessory building or structure shall be subject to the minimum yard requirements for the principal building, as indicated in the applicable zone	<p>An accessory structure for the purpose of a merge camera shall be setback a minimum 0.75 m from the required front lot-line</p> <p>An accessory structure for the purpose of an order board shall be setback a minimum of 1 m from the required front lot-line</p>

	<b>Zoning By-law 001-21 Standard</b>	<b>GC – General Commercial Zone Requirement</b>	<b>Proposed Exceptions to the GC – General Commercial Zone Requirement</b>
			An accessory structure for the purpose of an EV charge infrastructure station shall be setback a minimum 7.5 m from the required rear lot-line
h.	Maximum Building Height	11 m	12.5 m (Building A1)
i.	Permitted Yard Encroachments ( <u>Attached Canopy</u> )	0.6 m into a required yard	1 m into a required yard
j.	Minimum Bicycle Parking Requirements	<u>Commercial Use/Retail and Shopping Centre:</u> 0.05 long-term spaces/100 m <sup>2</sup> of GFA	No long-term bicycle parking spaces shall be required
k.	Location of Stacking Lane	No part of a stacking lane shall be located in the front yard	A stacking lane may be located in the front yard
l.	Minimum Loading Space Requirements	A loading space Type B is required for Building B and Building D	No loading spaces shall be required for Building B and Building D