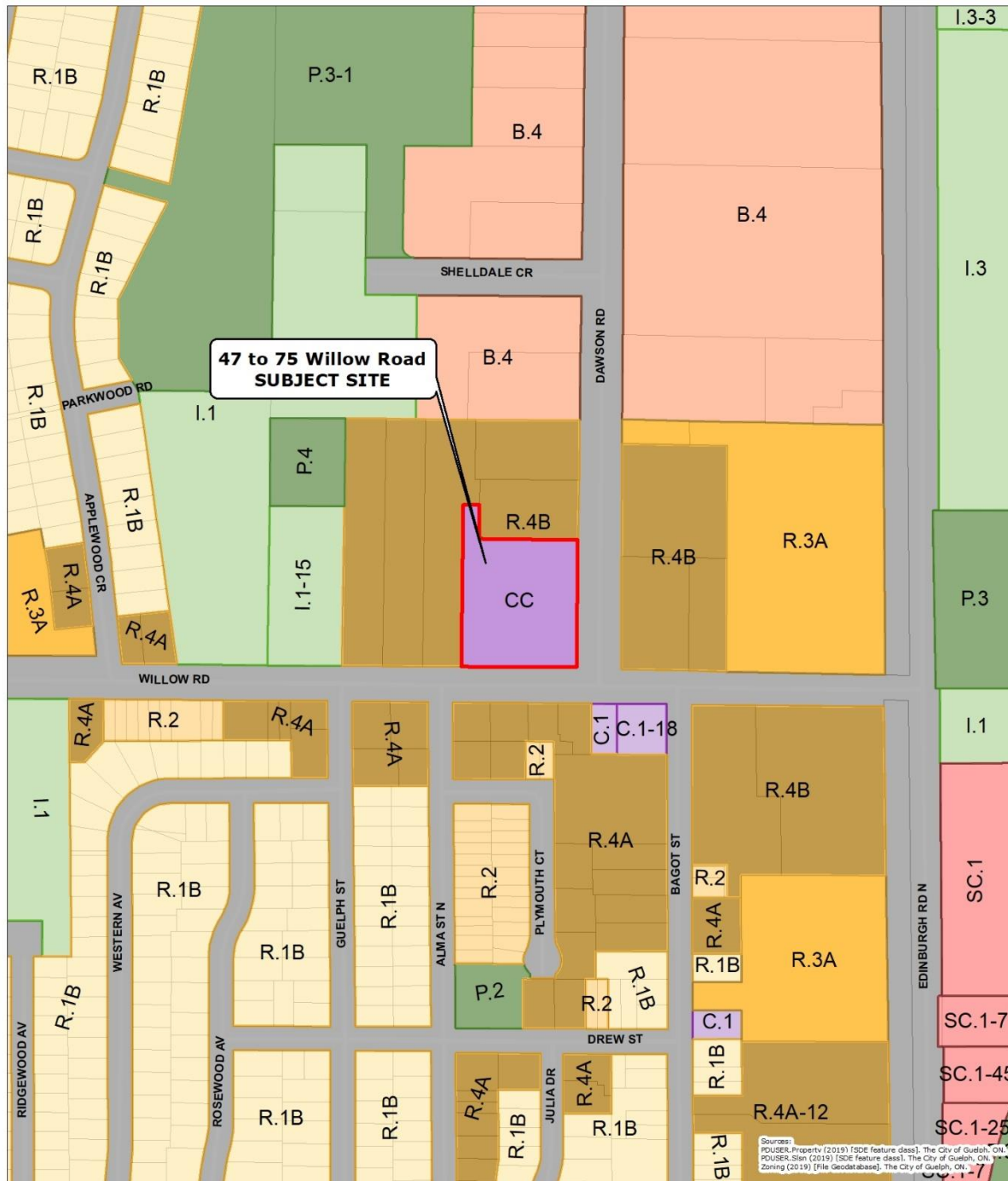


Attachment-5 Existing Zoning



Attachment-5 continued

Existing Zoning Regulations

6.2 COMMERCIAL SHOPPING CENTRE ZONES

6.2.1 PERMITTED USES

The following are permitted *Uses* within the Commercial Shopping Centre (NC, CC, and RC) *Zones*:

18116 6.2.1.1 Neighbourhood Shopping Centre - NC Zone
Dwelling Units with permitted commercial *Uses* in the same *Building* in accordance with Section 4.15.2

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- *Art Gallery*
- *Artisan Studio*
- *Club*
- *Day Care Centre* in accordance with Section 4.26
- *Dry Cleaning Outlet*
- *Financial Establishment*
- *Food Vehicle* in accordance with Section 4.30
- *Group Home* in accordance with Section 4.25
- *Laundry*
- *Library*
- *Medical Clinic*
- *Medical Office*
- *Office*
- *Personal Service Establishment*
- *Religious Establishment*
- *Restaurant*
- *Restaurant (take-out)*
- *Retail Establishment*
- *Vehicle Gas Bar*
- *Veterinary Service*

- *Accessory Uses* in accordance with Section 4.23
- *Occasional Uses* in accordance with Section 4.21

6.2.1.2 Community Shopping Centre - CC Zone

All *Uses* permitted in Section 6.2.1.1 subject to the regulations of the CC *Zone* with the following added permitted *Uses*:

- *Amusement Arcade*
- *Carwash, Automatic*
- *Carwash, Manual*
- *Commercial Entertainment*
- *Commercial School*
- *Funeral Home*
- *Garden Centre*
- *Public Hall*

Attachment-5 continued

Existing Zoning Regulations

- *Recreation Centre*
- *Rental Outlet*
- *Tavern*
- Taxi Establishment

6.2.1.3 Regional Shopping Centre - RC Zone
All *Uses* permitted in Section 6.2.1.2 subject to the regulations of the RC Zone.

6.2.2 REGULATIONS
Within the Commercial Shopping Centre Zones, no land shall be *Used* and no *Building* or *Structure* shall be erected or *Used* except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations as set out in Table 6.2.2, and the following:

6.2.2.1 Maximum Gross Floor Area Per Unit - NC Zone
625 m².

Attachment-5 continued

Existing Zoning Regulations

TABLE 6.2.2 - REGULATIONS GOVERNING COMMERCIAL SHOPPING CENTRES

Row 1	Commercial Type	Neighbourhood (NC) Shopping Centre	Community (CC) Shopping Centre	Regional (RC) Shopping Centre
2	Minimum Lot Area	2,000 m ²	7,500 m ²	100,000 m ²
3	Maximum Lot Area	7,500 m ²	50,000 m ²	--
4	Minimum Lot Frontage	30 metres	50 metres	100 metres
5	Minimum Front and Exterior Side Yard	3 metres and in accordance with Section 4.24.		
6	Minimum Side Yard	One-half the Building Height but not less than 3 metres.		10 m or twice the Building Height whichever is greater, but not less than 15 metres where a Side Yard abuts a Residential or Urban Reserve Zone .
7	Minimum Rear Yard	One-half the Building Height but not less than 3 metres.		10 m or twice the Building Height whichever is greater, but not less than 15 metres where a Side Yard abuts a Residential or Urban Reserve Zone .
8	Maximum Building Height	2 Storeys to a maximum of 10 metres and in accordance with Sections 4.16 and 4.18.	3 Storeys to a maximum of 15 metres and in accordance with Sections 4.16 and 4.18.	8 Storeys to a maximum of 30 metres and in accordance with Sections 4.16 and 4.18.
9	Minimum Gross Floor Area	--	1,875 m ²	31,250 m ²
10	Maximum Gross Floor Area	1,875 m ² and in accordance with Section 6.2.2.1.	12,500 m ²	75,000 m ²
11	Minimum Landscaped Open Space	9% of the Lot Area .		
12	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the Street Line , except for those areas required for entry ramps.		
13	Buffer Strips	Where a NC, CC, or RC Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.		
14	Off-Street Parking	In accordance with Section 4.13.		
15	Off-Street Loading	In accordance with Section 4.14.		
16	Enclosed Operations	In accordance with Section 4.22.		
17	Accessory Buildings or Structures	In accordance with Section 4.5.		
18	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		
19	Fences	In accordance with Section 4.20.		