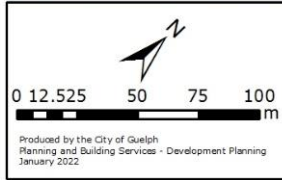
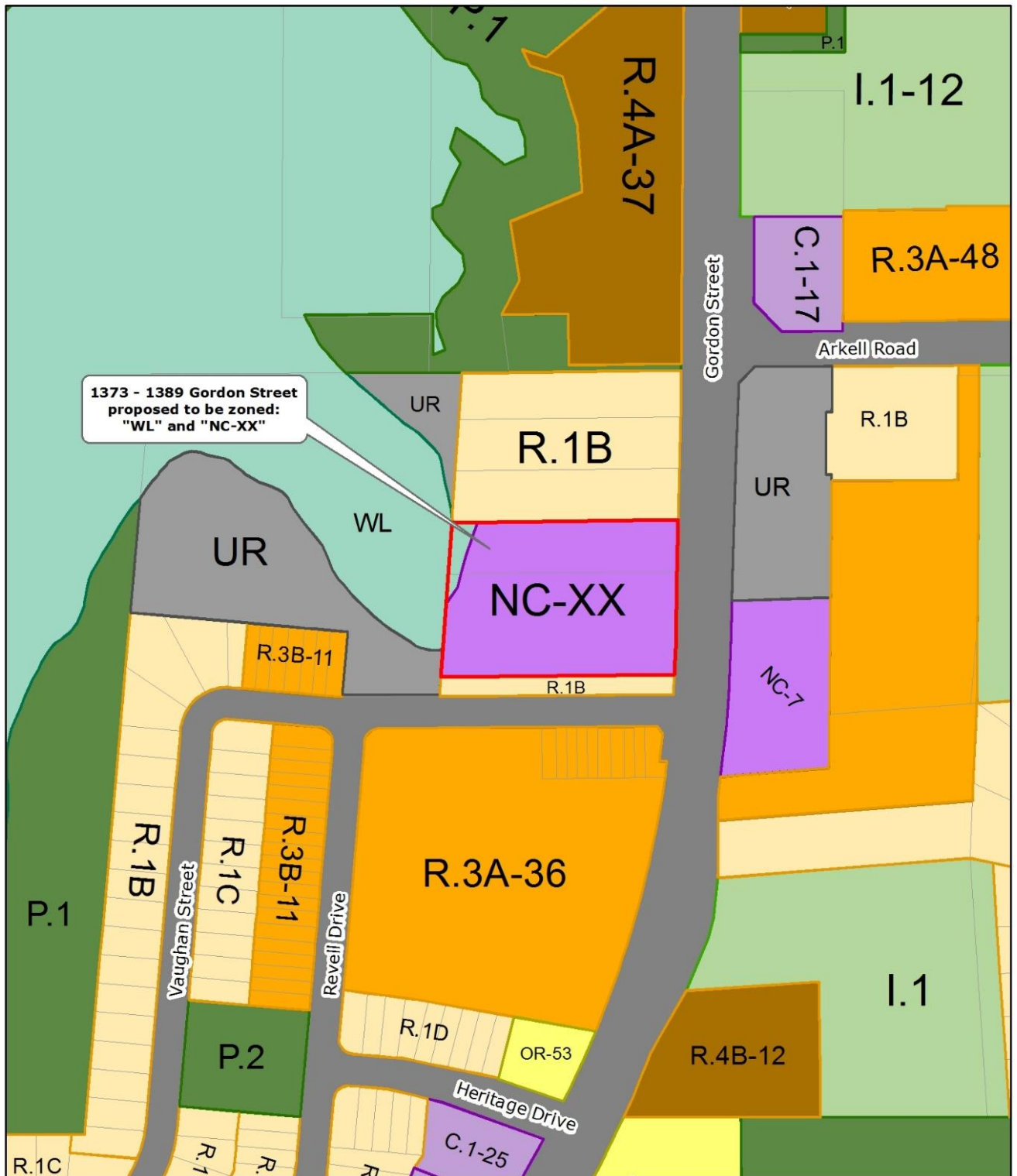


# Attachment-6: Proposed Zoning By-law Amendment and Details



## PROPOSED ZONING 1373 - 1389 Gordon Street



## Attachment-6 (continued): Proposed Zoning By-law Amendment and Details

6-3

### 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

- **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

20093

#### 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-6 (continued): Proposed Zoning By-law Amendment and Details

6-4

- **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 m<sup>2</sup>.

6.2.2.2 Special Regulations for Vehicle Gas Bars:

6.2.2.2.1 Minimum Setback of Pump Islands - 7.5 metres from the curbing of the pump islands to the **Street Line** or the designated **Street Line** as set out in Section 4.24.

Despite the above, canopies over pump islands and underground storage tanks are allowed to project up to 1.5 metres from the **Street Line**.

6.2.2.2.2 Entry Ramps  
There shall be no more than one entry ramp for each 15 metres of **Street** frontage and the width of any entry ramp shall not exceed 9 metres at the **Street Line**.

6.2.2.2.3 Minimum Front or Exterior Side Yard  
Despite Row 5 of Table 6.2.2, the minimum **Front** or **Exterior Side Yard** for a **Vehicle Gas Bar** shall be 15 metres and as set out in Section 4.24.

6.2.2.2.4 Minimum Rear Yard  
Despite Row 7 of Table 6.2.2, the minimum **Rear Yard** for a **Vehicle Gas Bar** shall be 1.5 metres.

6.2.2.2.5 Surfacing  
The surfaces of all ramps, **Driveways**, service areas, and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the

## Attachment-6 (continued): Proposed Zoning By-law Amendment and Details

6-5

raising of dust and/or loose particles.

- 6.2.2.3 Regulations Governing **Car washes, Automatic** and **Car washes, Manual**
- 6.2.2.3.1 Entry Ramps  
There shall be no more than one entry ramp for each 15 metres of **Street** frontage and the width of any entry ramp shall not exceed 9 metres at the **Street Line**.
- 6.2.2.3.2 Number of **Vehicle** Standing Spaces - in accordance with Section 4.13.4.2.
- 6.2.2.3.3 Surfaces  
The surfaces of all ramps, **Driveways**, service areas, and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the raising of dust and/or loose particles.
- 6.2.2.3.4 Enclosed Operations  
Despite Section 4.22, the following shall apply to car wash establishments in the CC and RC **Zones**:
- 6.2.2.3.4.1 All of the operations of a **Car wash, Automatic** or **Car wash, Manual** shall be conducted within an enclosed **Building** except for the moving and storage of **Vehicles**.
- 6.2.2.3.4.2 Despite Section 6.2.2.3.4.1, on-site vacuuming devices, and wiping or drying areas, where provided may be located outside the **Main Building**
- 6.2.2.3.5 **Vehicle** Storage Space  
A minimum of 2 **Vehicle** storage spaces per bay shall be provided.
- 6.2.2.3.6 **Vehicle** Standing Space Dimensions  
Each **Vehicle** standing space shall have minimum dimensions of not less than 6 metres by 2.4 metres.
- 6.2.2.3.7 Location of **Vehicle** Area
- 6.2.2.3.7.1 Despite the provisions of Section 4.13.2.3, required **Vehicle** standing spaces and **Vehicle** storage spaces may be located ahead of the **Setback** line.
- 6.2.2.3.7.2 **Vehicle** standing spaces shall be arranged in a continuous line or lines leading into the washing bay or bays in such a way so as not to interfere with the movement of traffic on public **Streets** and the normal functioning of the site.

## Attachment-6 (continued): Proposed Zoning By-law Amendment and Details

6-6

- 6.2.2.3.7.3      **Vehicle** storage, standing, loading and wiping areas shall not be permitted within 3 metres of any public **Street**.
- 6.2.2.3.7.4      Public **Streets**, lanes and other public places shall not be **Used** for the storage, standing, wiping and maneuvering of motor **Vehicles** in any manner as if they were part of the car wash premises.

## Attachment-6 (continued): Proposed Zoning By-law Amendment and Details

6-7

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

## Attachment-6 (continued): Proposed Zoning By-law Amendment and Details

Significant.

### 13.2 WETLAND (WL) ZONE

#### 13.2.1 Permitted Uses

**Wetland**  
**Flood Control Facility**  
**Recreation Trail** (approved by the Grand River Conservation Authority)  
**Wildlife Management Area**

#### 13.2.2 Regulations

Within the **Wetland (WL) Zone** all lands have been placed in a non-development designation. No construction of **Buildings** or **Structures**, removal or placement of fill, or any other **Development** or **Redevelopment** shall be permitted.

Despite the above, **Buildings** or **Structures** existing on the date of the passage of this **By-law** within the **WL Zone** shall be recognized as legal non-conforming.

### 13.3 LANDS ADJACENT TO PROVINCIALY SIGNIFICANT WETLANDS

Lands adjacent to **Provincially Significant Wetlands** have a shading pattern placed on them in the Defined Area Zoning Maps and are subject to the following regulations:

- 15006 13.3.1 Properties with **Adjacent Lands** shading shall be required to complete an **Environmental Impact Study** when a **Development** or **Redevelopment** proposal, requiring an Official Plan amendment, a Zoning **By-law** amendment, a plan of subdivision (excluding a plan of condominium), or a consent is submitted for the portion of the property with **Adjacent Lands** shading.
- 15006 13.3.1.1 Plans of condominium will be exempted from having to complete an **Environmental Impact Study** only if the lands to which the plan of condominium applies have had a required **Environmental Impact Study** approved through a plan of subdivision, Official Plan amendment, Zoning **By-law** amendment, or consent.

## Attachment-6 (continued): Proposed Zoning By-law Amendment and Details

15006 13.4 **LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDORS, AND LINKAGES**

**Locally Significant Wetlands**, significant woodlots, **Natural Corridors** and **Linkages** have a shading pattern placed on them in the Defined Area Maps. Properties with **Locally Significant Wetlands**, significant woodlots, **Natural Corridors** and **Linkages** shall be required to complete an **Environmental Impact Study** when a **Development** or **Redevelopment** proposal, requiring an Official Plan amendment, a Zoning **By-law** amendment, a plan of subdivision (excluding a plan of condominium), or a consent is submitted for lands within the shaded areas of the property.

- 15006 13.4.1 Plans of condominium will be exempted from having to complete an **Environmental Impact Study** only if the lands to which the plan of condominium applies have had a required **Environmental Impact Study** approved through a plan of subdivision, Official Plan amendment, Zoning **By-law** amendment, or consent.



## **Attachment-6 (continued): Proposed Zoning By-law Amendment and Details**

### **Specialized NC-xx (Neighbourhood Commercial) Zone**

#### **Regulations**

In accordance with Section 4 (General Provisions) and Section 6.2 and Table 6.2.2 (Regulations Governing Commercial Shopping Centre Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

- To permit commercial uses; specifically a convenience store and a micro-brewery or brew pub.
- To permit a maximum height of nine (9) storeys whereas the Zoning By-law limits the maximum height to six (6) storeys.
- To permit a maximum angular plane from Gordon Street of 52 degrees whereas the Zoning By-law limits the maximum angular plane measured to road centrelines to 45 degrees
- To permit a maximum gross floor area of 10,650 square metres, whereas the Zoning By-law limits the maximum gross floor area to 1,875 square metres.
- To permit a maximum gross floor area per unit of 650 square metres, whereas the Zoning By-law limits the maximum gross floor area per unit to 625 square metres.
- To permit a minimum side yard setback of 7 metres, whereas the Zoning By-law requires a minimum side yard setback of half the building height and not less than 3 metres.
- To permit a parking rate for residential uses of 1.1 spaces per unit, whereas the Zoning By-law requires a minimum of 1.25 to 1.5 spaces per unit.
- To permit a parking rate for office uses of 2.5 spaces per 100 square metres of gross floor area.
- To permit a parking rate for commercial uses of 3.0 spaces per 100 square metres of gross floor area.
- To provide common amenity space at a rate of 6.4 square metres per dwelling unit aggregated into areas of not less than 50 square metres, whereas the Zoning By-law requires common amenity space be provided at a rate of 20 to 30 square metres per unit.