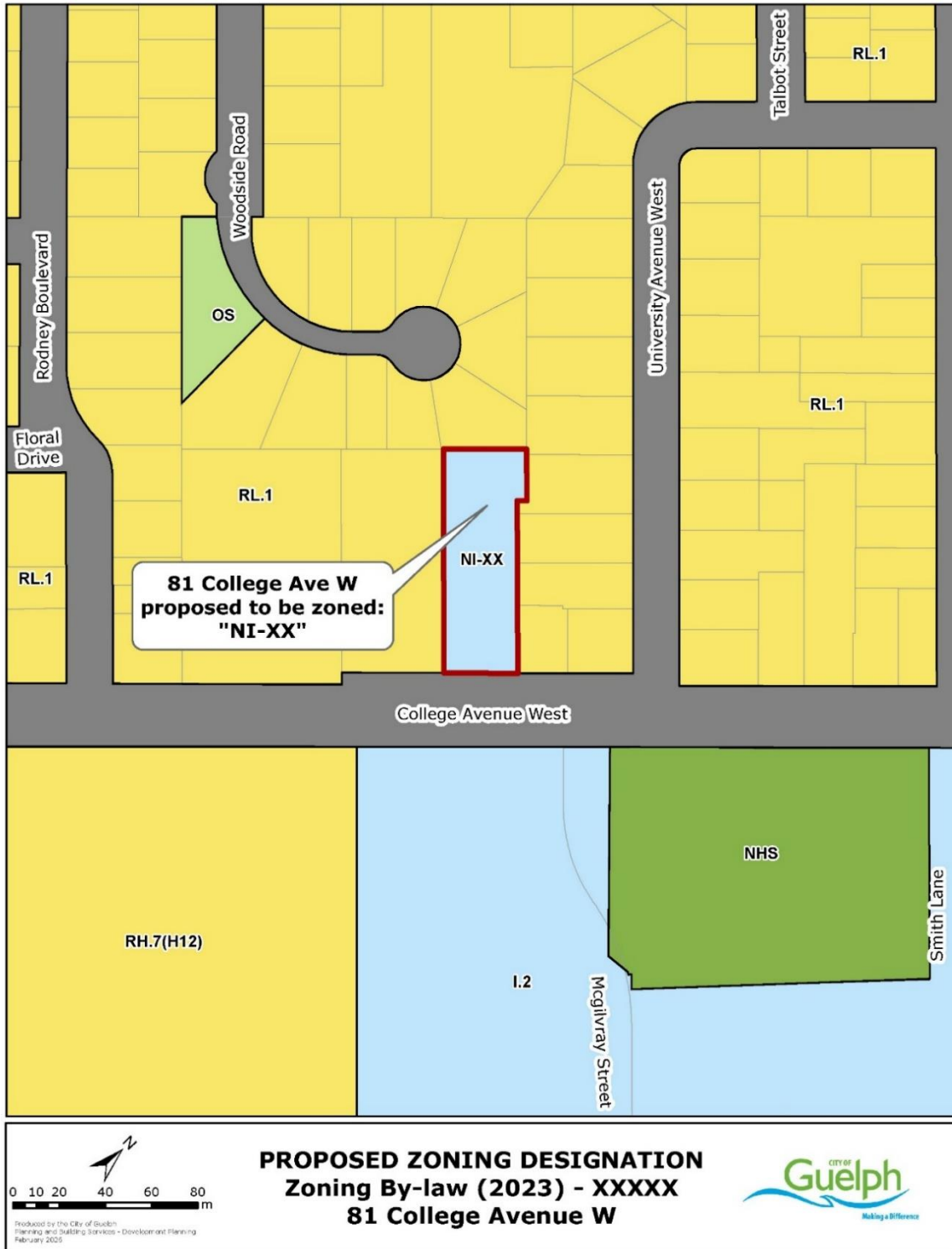


# Attachment-5 Proposed Zoning

Figure 1: Proposed Zoning, Comprehensive Zoning By-law (2023)-20790, as amended



## Proposed Zoning

As shown on Defined Area Map 26 of Schedule "A" of Zoning By-law (2023)-20670, as amended, the following site-specific provisions shall apply:

### a) Permitted Uses

In addition to the uses permitted in Table 11.1 for NI zone, the following additional uses shall also be permitted on the subject lands:

- One Detached Dwelling Unit attached to the Primary Institutional Building
- One Additional Dwelling Unit, in accordance with Section 4.12 of this By-law

### b) Regulations

In accordance with the provisions of Section 4 (General Provisions) and Section 11.3.1 (NI zone) shall apply with the following exceptions and additions:

i. Minimum Interior Side Yard

Despite Table 11.3, the minimum interior side yard depth shall be 3.0 metres, measured from the westerly side lot line to the building.

ii. Minimum Buffer Strip

Despite Table 11.3, the following minimum buffer strip widths shall apply:

- A minimum 1.2 metres from the easterly side lot line
- A minimum of 3.0 metres from the rear lot line
- A minimum of 3.0 metres from the westerly side lot line with an allowance for an uncovered porch to encroach 1.5 metres from the westerly side lot line

iii. Building Height

Despite Section. 11.3.1, Table 11.3, the following maximum height regulations shall apply:

- The maximum building height of the institutional building shall be 3 storeys, measured from the finished grade and in accordance with Section 4.14
- The maximum building height of the residential building shall be 2 storeys, measured from the finished grade and in accordance with Section 4.14

iv. Minimum Parking Rates

Despite Table 5.3, the following parking rates shall apply:

- A minimum of 11 parking spaces shall be provided for a Place of Worship

- A day care facility shall provide parking at a rate of 3.0 spaces per 100 square metres of gross floor area

v. Garbage, Refuse and Storage

Despite Section 4.9(a), garbage and refuse may be stored within an in-ground garbage storage system located in the southeast corner of the front yard, provided it is adequately screened.