

The following represents the Zoning Matrix required to accompany the Site Plan Approval application for the Subject Lands:

Zoning By-Law Matrix Proposed Site Plan Approval Town File: PRE-2024-0102		
Zone Standard	Requirement (Parent C-687)	Proposed
PERMITTED USES	<ul style="list-style-type: none"> - Animal Hospital - Automotive Store - Bakery - Building, Mixed Use - Business Office - Clinic - Convenience Store - Day Nursery - Department Store - Drive-Through Service Facility - Dry Cleaning or Laundry Outlet - Financial Institution - Fitness Centre - Furniture Showroom - Grocery Store - Home Improvement Centre - Merchandise Service Shop - Motor Vehicle Gas Bar - Motor Vehicle Service Centre - Motor Vehicle Washing Establishment - Outdoor Patio - Outdoor Seasonal Garden Centre - Outside Display or Sales Area, Accessory - Parking Area, Commercial - Personal Service Shop - Place of Entertainment - Private Club - Printing and Processing Service Shop - Restaurant - Retail Store - Retail Warehouse - Sales, Service and Repair Shop - Shopping Centre 	<ul style="list-style-type: none"> - Animal Hospital - Automotive Store - Bakery - Building, Mixed Use - Business Office - Clinic - Convenience Store - Day Nursery - Department Store - Drive-Through Service Facility - Dry Cleaning or Laundry Outlet - Financial Institution - Fitness Centre - Furniture Showroom - Grocery Store - Home Improvement Centre - Merchandise Service Shop - Motor Vehicle Gas Bar - Motor Vehicle Service Centre - Motor Vehicle Washing Establishment - Outdoor Patio - Outdoor Seasonal Garden Centre, Accessory - Outdoor Display or Sales Area, Accessory - Parking Area, Commercial - Personal Service Shop - Place of Entertainment - Private Club - Printing and Processing Service Shop - Restaurant - Retail Store - Retail Warehouse - Sales, Service and Repair Shop - Shopping Centre

	- Supermarket	- Supermarket
REGULATIONS	<p>GENERAL PROVISIONS</p> <p><i>Convenience Store</i> A Convenience Store shall not exceed 300 m² net floor area.</p> <p><i>Drive-Through Service Facilities</i> Notwithstanding Section 4.10.5, queuing lanes may be located in a front yard between a building and a street</p> <p>Notwithstanding Section 4.10.9, no additional planting strip is required adjacent to a queuing lane where a minimum 2-metre planting strip is provided adjacent to a queuing lane.</p> <p><i>Grocery Store</i> A Grocery Store shall not exceed 2,230 m² net floor area.</p> <p><i>Illumination</i> No part of a lighting fixture shall be closer than 2.5 m to a lot line.</p> <p><i>Lot Line, Front</i> The lot line abutting Mayfield Road shall be deemed to Lot Line, Front.</p> <p><i>Outdoor Seasonal Garden Centre, Display or Sales Area, Accessory</i> An Outdoor Seasonal Garden Centre, Accessory or Outdoor Display or Sales Area, Accessory may occupy up to 10% of required parking spaces.</p> <p><i>Planting Strips</i></p>	<p>GENERAL PROVISIONS</p> <p>No change</p> <p>ZONE STANDARDS</p> <p>NOTE: Those standards that are not applicable have not been repeated below.</p> <p><i>Yard, Front</i> (Minimum) 3.0 m <i>Yard, Exterior Side</i> (Minimum) 3.6 m <i>Yard, Interior Side</i> (Minimum) More than 3 m <i>Yard, Rear</i> (Minimum) 17.1 m</p> <p>Setback to a Lot Line adjacent to another zone (minimum): 17.1 m <i>Planting Strip</i> (Maximum) 3 m <i>Driveway Setback</i> (Minimum) 3.4 m <i>Parking Requirements</i> (Minimum) 1 space per 20 m² net floor area (based on Section 5.2.3 of By-law 2006-50)</p> <p><i>Loading</i> A loading space is 26.48 m to a street line and more than 100 m to a residential land use</p>



	<p>A driveway, walkway or retaining wall may extend through a planting strip at any location.</p> <p>Street For the purpose of this zone, a street shall include a private road or lane.</p> <p>ZONE STANDARDS</p> <table data-bbox="397 798 820 1050"> <tr><td><i>Lot Area</i> (Minimum)</td><td>N/A</td></tr> <tr><td><i>Lot Frontage</i> (Minimum)</td><td>N/A</td></tr> <tr><td><i>Building Area</i> (Maximum)</td><td>N/A</td></tr> <tr><td><i>Yard, Front</i> (Minimum)</td><td>3 m</td></tr> <tr><td><i>Yard, Exterior Side</i> (Minimum)</td><td>3 m</td></tr> <tr><td><i>Yard, Interior Side</i> (Minimum)</td><td>3 m</td></tr> <tr><td><i>Yard, Rear</i> (Minimum)</td><td>3 m</td></tr> </table> <p>Setback to a Lot Line adjacent to another zone (minimum): 6 m</p> <table data-bbox="397 1113 820 1228"> <tr><td><i>Building Height</i> (Maximum)</td><td>N/A</td></tr> <tr><td><i>Landscape Area</i> (Minimum)</td><td>N/A</td></tr> <tr><td><i>Entrance Width</i> (Maximum)</td><td>N/A</td></tr> </table> <p><i>Planting Strip</i> (Maximum) 3 m abutting a street line or a lot line adjacent to another zone</p> <p><i>Driveway Setback</i> (Minimum) 3 m</p> <p><i>Parking Requirements</i> (Minimum) 1 parking space per 23m² of net floor area or portion thereof</p> <p>Loading A loading space shall not be closer than 6 m to a street line or 12 m to a residential land use.</p> <p>For a Building, Mixed Use, the definitions, regulations, zone standards and permitted encroachments for the RMD-686 zone shall apply.</p>	<i>Lot Area</i> (Minimum)	N/A	<i>Lot Frontage</i> (Minimum)	N/A	<i>Building Area</i> (Maximum)	N/A	<i>Yard, Front</i> (Minimum)	3 m	<i>Yard, Exterior Side</i> (Minimum)	3 m	<i>Yard, Interior Side</i> (Minimum)	3 m	<i>Yard, Rear</i> (Minimum)	3 m	<i>Building Height</i> (Maximum)	N/A	<i>Landscape Area</i> (Minimum)	N/A	<i>Entrance Width</i> (Maximum)	N/A	
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