

Zone Standard	CH-556-H19	CH-480-H20	MS-483-H13	Proposed CH-XX
Permitted Uses	<ul style="list-style-type: none"> - Animal Hospital; - Automotive Store; - Business Office - Clinic; - Communication Equipment Outlet; - Drive-through Service Facility; - Dry Cleaning or Laundry Outlet; - Farmers Market; - Financial Institution; - Fitness Centre; - Funeral Home; - Grocery Store; - Home Improvement Centre; - Hotel; - Laundromat; - Medical Centre; - Merchandise Service Shop; - Motel; - Motor Vehicle Gas Bar; - Motor Vehicle Sales Establishment; - Motor Vehicle Service Centre; - Motor Vehicle Rental Establishment; - Motor Vehicle Repair Facility; - Motor Vehicle Used Sales Establishment; - Outdoor Seasonal Garden Centre, Accessory; - Outside Sales or Display Area, Accessory; - Personal Service Shop; 	<ul style="list-style-type: none"> - Animal Hospital; - Clinic; - Drive-Through Service Facility; - Dwelling, Accessory*; - Dwelling Unit, Accessory*; - Farmers Market; - Fitness Centre; - Hotel; - Motel; - Motor Vehicle Gas Bar; - Motor Vehicle Rental Establishment; - Motor Vehicle Repair Facility; - Motor Vehicle Sales Establishment; - Motor Vehicle Service Centre; - Motor Vehicle Used Sales Establishment; - Open Storage Area, Accessory; - Outside Display or Sales Area, Accessory; - Parking Lot, Commercial; - Place of Assembly; - Place of Entertainment; - Private Club; - Restaurant; - Retail Store* <p>*subject to footnotes 6, 10 and 11 in Table 7.1</p>	<ul style="list-style-type: none"> - Adult Video Store; - Bulk Storage Facility; - Contractor's Facility; - Dry Cleaning or Laundry Plant; - Equipment Storage Building; - Factory Outlet; - Gasoline Pump Island, Accessory; - Industrial Use; - Maintenance Garage, Accessory; - Motor Vehicle Body Shop; - Motor Vehicle Repair Facility; - Open Storage Area, Accessory; - Outside Sales or Display Area, Accessory; - Recreational Establishment; - Research Establishment; - Transportation Depot; - Warehouse. 	<ul style="list-style-type: none"> - Animal Hospital - Automotive Store - Business Office - Clinic - Communication Equipment Outlet - Drive-through Service Facility - Dry Cleaning or Laundry Outlet - Farmers Market - Financial Institution - Fitness Centre - Funeral Home - Grocery Store - Home Improvement Centre - Hotel - Laundromat - Medical Centre - Merchandise Service Shop - Motel - Motor Vehicle Gas Bar - Motor Vehicle Sales Establishment - Motor Vehicle Service Centre - Motor Vehicle Rental Establishment - Motor Vehicle Repair Facility - Motor Vehicle Used Sales Establishment - Outdoor Seasonal Garden Centre, Accessory - Outside Sales or Display Area, Accessory - Outdoor Storage Use - Accessory Office use - Industrial Use - Personal Service Shop - Place of Assembly - Place of Entertainment - Public Transit Depot - Private Club - Supermarket - Restaurant

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	<ul style="list-style-type: none"> - Place of Assembly; - Place of Entertainment; - Public Transit Depot; - Private Club; - Supermarket; - Restaurant; - Retail Store; - Sales, Service and Repair Shop; - Shopping Centre; - Training facility; - Video outlet/rental store - Warehouse, Retail Wellness Centre 			<ul style="list-style-type: none"> - Retail Store - Sales, Service and Repair Shop - Shopping Centre - Training facility - Video outlet/rental store - Warehouse, Retail - Warehouse - Wellness Centre
Lot Area (Min.):	-	-	925m2	460m2
Lot Frontages (Min.)	-	-	30m	9m
Front Lot Line (Min.)	For the purposes of this zone, the lot line adjacent to Airport Road shall be considered to be a front lot line.			For the purposes of this zone, the lot line adjacent to Airport Road shall be considered to be a front lot line.
Building Area (Max.)	30%	30%	50%	60%
Front Yard Setback (Min.)	2.0m/ 4.5 m adjacent to Airport Road	18.0 m	8.0m	2m / 4.5m adjacent to Airport Rd
Exterior Side Yard Setback (Min.)	2.0m/ 4.5 m adjacent to Mayfield Road	18.0 m	8.0m	2m / 4.5m adjacent to Airport Rd
Rear Yard Setback (Min.)	10.5m	10.5m/7.5 m	8.0m	10m
Interior Side Yard (Min.)	6.0m		3.0m on one side 6.0m on the other	6m
Building Height (Max.)	Hotel: 18.0 m All other uses: 12.0 m		18m	Hotel: 18m All Other Uses: 15m
Gross Floor Area (Max.)	24,500 sq. m. for all buildings in a shopping centre.	925sq. m. (retail store)	-	56,590 m2 Max office GFA shall be 5% of total non-residential GFA
Landscaping Area (Min.)	15%	20%	15%	15%
Planting Strip Widths (Min.)	a) Airport Road: 9.0 m b) Mayfield Road: 6.0 m c) All other lot line abutting a street: 3.0 m d) Adjacent to a store front: 3.0 m		a) along any lot line abutting an Agricultural zone: 15.0 m b) along any lot line abutting a Residential use: 3.0m	Adjacent to Airport Rd: 4.5m Adjacent to Mayfield Rd: 6m Adjacent to all other Lot Lines abutting a street: 1m

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Driveway Setback (Min.)	<p>For the purpose of this zone, Planting Strip encroachments are permitted adjacent to a public road for a Building or Outdoor Patio to the applicable minimum yard requirement.</p> <p>a) From any interior side lot line: NIL b) From any other lot line 3.0 m</p>	<p>a) From a lot line abutting a residential zone: 4.5m b) from any other lot line: 1.5 m</p>	<p>c) along any front lot line or exterior side lot line: 8.0m</p> <p>a) from a lot line abutting a street line or a collector road or a local road: 8.0m b) where a driveway forms part of a mutual driveway on an adjacent lot: nil c) from any other lot line: 3.0 m</p>	<p>From any interior side lot line: Nil From any other Lot Line: Nil</p>
Parking Space Setback (Min.)	<p>a) Airport Road: 9.0 m b) Mayfield Road: 6.0 m c) All other roads: 3.0 m d) Store front: 3.0 m</p>	<p>a) from any street line: 1.5 m b) from any lot line abutting a Residential Zone or a lot containing a Residential use: 4.5 m</p>	<p>a) from a lot line abutting a street line of a collector road or local road: 8.0 m b)from any other lot line: 3.0 m</p>	<p>Airport Rd: 4.5m Mayfield Rd: 4.5m</p>
Pedestrian Street Entrance	<p>A pedestrian street entrance shall be provided where a building is located within:</p> <p>i) 20.0 m of a north-south segment of a municipal road; ii) 20.0 m of Mayfield Road; or iii) 75.0 m of the intersection of Mayfield Road and Airport Road.</p>			<p>A pedestrian street entrance shall be provided where a building is located within 26m of Airport Rd or Mayfield Rd</p>
Parking Space (Min.)	<p>1 for each 24 sq. m. of Gross Floor Area or portion thereof.</p>			
Accessory Open Storage Area Regulation		<p>No accessory open storage area shall be located:</p> <p>(a) in a front yard, interior side yard, or exterior side yard; or (b) in any front yard, interior side yard, rear yard, or exterior side yard which abuts Mayfield Road; or (c) closer than 7.5m to a rear lot line; or</p>	<p>No accessory open storage area shall be located:</p> <p>(a) in a front yard or exterior side yard or planting strip; or (b) closer than 6m to any lot line unless a chain-link fence at least 1.8m high is constructed along that lot line (c) the maximum height shall not exceed 5.0 m.</p>	

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Accessory Outside Display or Sales Area Regulations:		<p>(d) in a rear yard adjacent to a rear lot line if such lot abuts a Residential one or abuts a lot containing a Residential use unless that accessory open storage area is enclosed by a wall or fence not less than 2.0m in height and constructed of uniform material; or, (d) closer than 6.0 m to any lot line if combustible materials are stored there.</p> <p>No accessory outside display or sales area shall be permitted: (a) adjacent to a rear lot line if such lot abuts a Residential zone or a lot containing a Residential use; or in an interior side yard adjacent to an interior side lot line if such lot abuts a a Residential zone or abuts a lot containing a Residential use.</p>	<p>(a) No outside sales or display area shall be located in a planting strip (b) the maximum height shall not exceed 3.0m.</p>	
Parking, Loading & Delivery Standards				
Non-Residential Parking Requirements		Warehouse: 364 stalls Industrial Use: 423 space		Provided: 426 spaces
Barrier Free Parking		Two barrier free parking spaces plus 2% of number of required parking spaces: 11 barrier free spaces		Provided: 12 barrier free spaces
Loading Space Requirements		-		83 dock-high doors 4 grade-level doors