

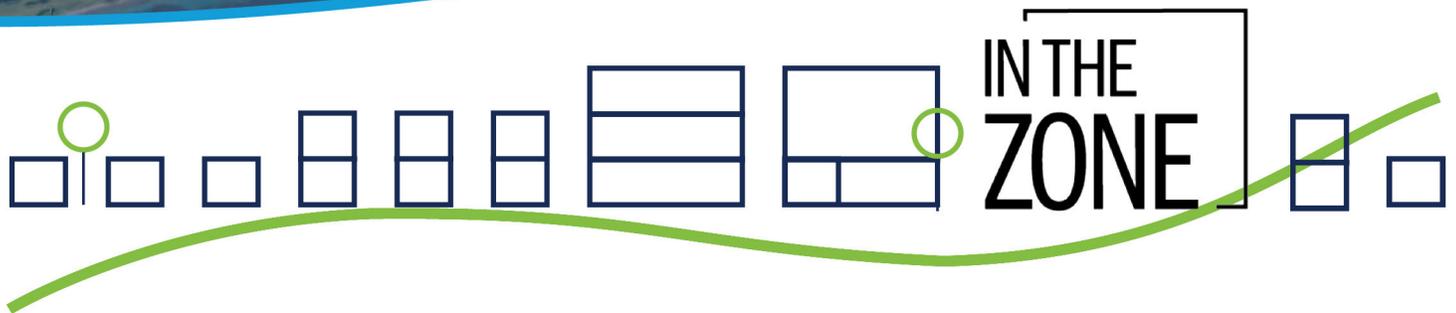
Prepared By:



# Commercial Report

Town of Whitby Zoning By-law Review Study

July 2020



Prepared For:





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# 1 Introduction



This report forms part of the Whitby Zoning By-law Review Study, a comprehensive phased undertaking that sets out to update Whitby's existing zoning by-laws into a new single Comprehensive Zoning By-law for the Town. The overall intent of the Zoning By-law Review Study is to create a new zoning by-law that will implement the Official Plan, that is clear, concise and easy to read and which provides necessary land use and built form direction while being flexible in implementation where appropriate.

The objective of this report is to review and evaluate the existing commercial zones in the Town of Whitby's zoning by-laws.

The undertaking includes a review of commercial zones within the existing Zoning By-Law #1784 ("1784"), Zoning By-Law #2585 ("2585") and Oak Ridges Moraine Zoning By-Law #5581-05 ("5581-05"). The purpose of the review is to understand how the commercial zones in each zoning by-law are laid out, what are the similarities and differences, what components should be carried forward, if appropriate, into Whitby's new Comprehensive Zoning By-law, and what provisions are missing in order to conform to the Official Plan or reflect current commercial standards.

The undertaking also includes a review of other municipalities' zoning by-laws to gain insight into best practice requirements for commercial zones. The information summarized in this report is intended to assist in determining the structure and content of Whitby's new Comprehensive Zoning By-law.

There are some mixed-use zones within Whitby which permit residential and commercial uses, however, these zones will be addressed in other future reports produced as part of this Study. The primary focus of this report will be on existing zones which primarily permit commercial uses.

Section 2 of this report broadly outlines the structure of the commercial zones in the three Whitby zoning by-laws. This report does not include commercial zones in the Brooklin expansion area, which is subject to a separate study process.

Section 3 of this report summarizes a review of Whitby's existing commercial zoning by-laws, including review of permitted uses and the zoning provision standards within each commercial zone.

Section 4 outlines some gaps identified that other existing zoning by-laws in Ontario address, for consideration of inclusion in Whitby's new Comprehensive Zoning By-law.

Section 5 reviews the zoning against the Town's Official Plan.

Section 6 highlights some lessons learned from the review of past minor variances.

Section 7 summarizes some considerations from the analysis.

Section 8 addresses next steps in the Study.

## 2 Commercial Zones in the Existing Zoning By-Laws



### 2.1 Zoning By-law 1784

Zoning By-law 1784 contains a number of commercial zones, including the following:

- Local Commercial Zone (C1);
- Highway Commercial Zone (C2);
- Central Commercial Zone (C3);
- Central Area Commercial Zone (CAC);
- Automobile Service Stations Zone (AS);
- Gasoline Bar Zone (GB);
- Car Wash Zone (CW); and
- Special Purpose Commercial Zone (C2-S);

The C1 Zone has one subcategory of Local Commercial - the Commercial 1 – Village of Brooklin Zone (C1-VB).

The CAC Zone has four different subcategories of zones, each with unique provisions, including the following:

- Rossland Garden Main Central Area Secondary Plan Central Area Commercial Zone (CAC);
- Brock/Taunton Major Central Area Secondary Plan Central Area Commercial Zone (CAC-BT);
- Thickson/Taunton Central Area Commercial Zone (CAC-TT); and
- Garden/Taunton Central Area Commercial Zone (CAC-GT).

There are four subcategories of Special Purpose Commercial Zones, one of which is located in the area covered by the Brooklin Secondary Plan, each with unique provisions, including the following:

- Special Purpose Commercial Zone (C2-S);
- Special Purpose Commercial Zone – Retail Warehouse (C2-S-RW);

- Special Purpose Commercial Node Zone (C2-S-CN); and
- Brooklin Secondary Plan Commercial Zone (C2-S-BP).

Both the GB and the AS Zones are sometimes combined with the CW Zone, as “GB-CW” and “AS-CW”, each with unique provisions.

Some of the zones permit a number of uses, such as the Local Commercial (C1), Highway Commercial (C2), Central Commercial (C3) and Central Area Commercial “CAC” Zones, while other zones are geared to an individual use, such as the Car Wash (CW), Gas Bar (GB) and Automobile Station (AS) Zones.

Most of the zones address provisions that are specific to that zone, such as lot or yard requirements, within the zone subsection. The exceptions are the C1 and C2 zones, for which the zone provisions are instead listed within a table at the end of the zoning by-law (Schedule A) that lists provisions, such as lot and yard provisions, for some, but not all of the zones. Also, in addition to the provisions listed in the AS, GB and CW Zones, there are additional provisions common only to these zones in a separate section (Section 7D).

In addition to the parent by-law, Section 14 of Zoning By-law 1784 includes zones for the West Whitby Area, however there are no independent commercial zones in Section 14, only mixed use zones.

## **2.2 Zoning By-law 2585**

In Zoning By-law 2585, there are only 7 commercial zones, including those within the Downtown Secondary Plan area. These zones include:

- Shopping Centre Commercial Zone (C1);
- Highway Commercial Zone (C2);
- Special Purpose Commercial Zone (C2-S);
- Central Commercial Downtown Zone (C3-DT);
- Automobile Service Station Zone (AS)
- Gasoline Bar Zone (GB); and
- Car Wash Zone (CW).

Within this zoning by-law, the Central Commercial Zone (C3) used to exist, however the category has since been eliminated. The C3-DT Zone is located, not in the parent section of the zoning by-law, but within the Downtown Secondary Plan section.

Similar to Zoning By-law 1784, the AS, GB and CW Zones only permit a single use, whereas the other zones permit multiple uses. Like in Zoning By-law 1784, for the AS, GB and CW Zones, additional provisions are listed in a separate section (Section 17D) of the zoning by-law.

### **2.3 Zoning By-law 5581-05**

The Oak Ridges Moraine Zoning By-law #5581-05 applies to the area covered by the Oak Ridges Moraine Conservation Plan and Oak Ridges Moraine Secondary Plan, covering the smallest area of all 3 zoning by-laws. It also has the fewest number of commercial zones. There are 2 commercial zones within this zoning by-law, the:

- Oak Ridges Moraine Local Commercial Zone (ORM-C1); and
- Oak Ridges Moraine Highway Zone (ORM-C2).

### 3 Comparison of Existing Zones



The permitted uses for all of the Whitby Zoning By-laws were reviewed, and a table in **Appendix A** describes the uses permitted in the zones by similar zone category. The zone provisions for all of the Whitby Zoning By-laws were also reviewed and a table in **Appendix B** describes the zone provisions in the commercial zones by similar zone category. For ease of review, excerpts of the appendices are provided for each zone category reviewed in this section. It should be noted that the analysis only deals with the parent zones in the three zoning by-laws, and not the site specific exceptions. Site specific exceptions including site specific zones will be dealt with in a later report as part of this study.

Maps showing the location of each of these areas are provided in **Appendix C**.

The following summarizes similarities and differences between zones in the three Whitby zoning by-laws, based on this analysis.

### 3.1 Local Commercial/Shopping Centre (C1) Zones

Zoning By-laws 1784 and 5581-05 each contain Local Commercial Zones. In addition, Zoning By-law 1784 also contains the Commercial 1- Village of Brooklin Zone (C1-VB) and Zoning By-law 2585 contains a Shopping Centre Zone. While the title of the zones differ based on the terminology of the zone (e.g. Local Commercial and Commercial 1 vs. Shopping Centre), these zones permit similar uses and seem to apply to similar type areas. Zoning By-law 1784 and 2585's C1 Zones apply both to smaller single lot uses as well as to plaza type formats. For these reasons, these zones are considered together here.

#### 3.1.1 Permitted Uses

The permitted uses in Zoning By-law 1784 and Zoning By-law 2585's C1 Zones are not all that dissimilar, with a mix of community uses (churches, community centres, halls etc.), restaurants, retail stores, service shops etc. Interestingly, the Local Commercial (C1) Zone in Zoning By-law 1784, lists shopping centres as a permitted use, while the Shopping Centres Commercial Zone in Zoning By-law 2585 does not. Zoning By-law 1784's C1-VB zone permits a number of additional uses not included within the other C1 zones including, retirement homes, theatres, museums, long term care, bed and breakfast, public/private schools, fire station, public use/service, day nursery, public parks and hotels.

Comparatively, Zoning By-law 5581-05's Local Commercial (C1) Zone, has a more scoped list of permitted uses than the C1 Zones in Zoning By-laws 1784 and 2585, permitting only restaurants, bakeshops, video/computer rental stores, retail stores, service shops and residential uses in conjunction with other non-residential uses.

Consideration can be given as to whether additional uses such as daycares, private school/tutoring, personal service etc. should be permitted in the C1 Zones.

#### 3.1.2 Zone Provisions

The provisions of the Local Commercial Zone (C1) in Zoning By-laws 1784 and 5581-05 are very similar, with a notable difference that Zoning By-law 1784 has a maximum height of 10.5 metres, while in Zoning By-law 5581-05, the minimum height is 10.5m. We understand this latter "minimum" is an error.

The Zoning By-law 2585 Shopping Centre Commercial (C1) Zone, has the greatest setbacks required of the zones (50%-100% more) and is the only one of the zones which has a minimum lot area, frontage and depth requirement. The 0.8 hectare minimum lot area and 61 metre minimum frontage required in Zoning By-law 2585's C1 Zone may be excessive and warrant further consideration.

The C1-VB Zone however, provides very different provisions. It contains the highest lot coverage maximum at 90% and the yard setbacks in this zone are generally smaller

than the C1 Zones in both Zoning By-law 1784 and 5581-05 due to its application to an historical downtown.

The minimum net floor areas for residential uses in 1784's C1 Zone are not necessary.

### **3.1.3 Location**

The locations of the different zones are described to follow. Maps illustrating these zones are found in **Appendix C**.

Zoning By-law 1784's C1 Zone is spread out amongst the Town with larger areas along the south side of Dundas Street East at Thickson Road South and Kendalwood Road. There is also a site at Thickson and Carnwith Drive.

Zoning By-law 1784's C1-VB Zone is located along Baldwin Street in the Brooklin Downtown.

Zoning By-law 2585's C1 Zone is mostly concentrated along Dundas Street West, west of the Downtown, with a second area at Anderson Street and Manning Road.

Zoning By-law 5581-05's ORM-C1 has limited application on Baldwin Street North at Mud Lake Road in the Hamlet of Myrtle Station, and near Myrtle Road East and Ashburn Road in the Hamlet of Ashburn.

**Table1: Summary of permitted uses in C1 zones**

	1784	2585	5581-05	1784
Zone	C1	C1	ORM-C1	C1-VB
Parking lot	✓	-	-	✓
Retirement home	-	-	-	✓
Taxi establishment	-	✓	-	✓
Hospital (public and private)	✓	-	-	✓
Theatre	-	-	-	✓
Museum	-	-	-	✓
Library	✓	-	-	✓
Long term care	-	-	-	✓
Bed and breakfast establishment in an existing single detached dwelling	-	-	-	✓
School	-	-	-	✓
Church/Place of worship	✓	✓	-	✓
Fire station	-	-	-	✓
Commercial school	✓	-	-	✓
Community center	✓	✓	-	-
Private club/lodge/fraternity	✓	-	-	✓
A hall/auditorium	✓	✓	-	-
Public use/service	-	-	-	✓
Day nursery	-	-	-	✓
Public park	-	-	-	✓
Places of entertainment/amusement	✓	✓	-	✓
Recreational or fitness club	-	✓	-	✓
Restaurant/eating establishment	✓	✓	✓	✓
Bakeshop/Confectionary shop	✓	✓	✓	✓
Hotel	-	-	-	✓
Clinic	✓	-	-	✓
A dwelling in conjunction with permitted non-residential use	✓	-	✓	✓
Bank/Financial Institution	✓	✓	-	✓
Studio	✓	✓	-	✓
Home occupation	-	-	-	✓
Funeral services	✓	-	-	✓
Crisis centre	-	-	-	✓
Launderette, coin operated laundry	-	✓	-	-
Accessory caretaker's residence	-	-	-	✓
Accessory uses, buildings, structures	-	-	-	✓
Office	✓	✓	-	✓
Dry cleaners depot	-	✓	-	-
Personal service establishment	-	-	-	✓
Barber shop/beauty parlour	-	✓	-	-
Dressmaking or tailor shop	-	✓	-	-
Pet grooming	✓	✓	-	-
Veterinary clinic	-	-	-	✓
Custom workshop	✓	-	-	-
Video/computer rental establishment	✓	✓	✓	-
Photocopy store	-	-	-	✓
Postal station	-	-	-	✓
Convenience retail store	-	-	-	✓
Private school	-	-	-	✓
Retail store	✓	✓	✓	✓
Service shop	✓	✓	✓	✓
Shopping centre	✓	-	-	-
Food store/supermarket	-	-	-	-
Wholesale use accessory to any permitted non-residential use	-	✓	-	-
Catalogue store	-	-	-	✓

**Table 2: Summary of zone standards in C1 zones**

By-law	1784	2585	5581	1784
Zone	C1	C1	ORM-C1	C1-VB
Min. Lot Area	-	0.8ha	-	0m
Min. Lot Frontage, Interior Lot	-	61m	-	0m
Min. Lot Frontage, Corner Lot	-	61m	-	0m
Min. Lot Depth, Interior Lot	-	61m	-	0m
Min. Lot Depth, Corner Lot	-	61m	-	0m
Max. Lot Coverage	30%	20%	30%	90%
Min. Front Yard	10.5m + 4.5m where front parking	12m	10.5m	3m, but 2m where lot fronts Baldwin Street
Min. Rear Yard	3m	6m, but 9m to residential l.	3m	0m, but 6m to residential.
Min. Interior Side Yard	3.0m	6m, but 9m to residential l.	3m	2m, but 4m to residential and 0m where lot has frontage of less than 12m.
Min. Exterior Side Yard	9m	12m	9m	4m, but 0m to residential and 6m where driveway is provided in side yard.
Landscaped Open Space	-	10%	-	-
Max. Height	10.5m	9.5m	(min. 10.5)	10.5m, but 7m within 8m of a residential zone

## 3.2 Highway Commercial (C2) Zones

The Highway Commercial zones appear to be geared towards uses that require larger spaces and benefit from visibility.

### 3.2.1 Permitted Uses

All three of Whitby's Zoning By-laws also have Highway Commercial (C2) Zones, though they are quite different in terms of permitted uses. The only common uses that all three zones permit are public garages/automobile service stations and restaurants.

Zoning By-law 1784's Highway Commercial (C2) Zone permits the broadest range of uses, including, among others, car related uses (parking lots, car washes, public garages, car dealerships), places of entertainment, restaurants, hotel/motels, banks and service shops.

Zoning By-law 2585 and 5581-05 permit only limited uses in their Highway Commercial (C2) Zone. In addition to the above noted common uses, Zoning By-law 2585's C2 Zone also permits parking lots, hotels and motels, a farm retail outlet and retail nursery. In addition to the above noted common uses, Zoning By-law 5581-05's C2 Zone permits only a service shop.

### 3.2.2 Zone Provisions

The C2 zone provisions in Zoning By-laws 1784 and 5581-05 are very similar.

Zoning By-law 2585's C2 Zone permits reduced yard setbacks for all but the rear yard when compared to the other two zoning by-laws' C2 Zones, and is the only one of the three which permits no side yard setback between adjacent commercial uses. Zoning By-law 2585's C2 Zone also permits a greater lot coverage, a maximum of 40% compared to 30% for the other two zoning by-laws.

Zoning By-law 1784's C2 Zone also provides additional requirements for public garages, which may be better placed in a general provisions section.

Potential changes to consider are whether drive-ins are still relevant and if the ORM-C2 should permit additional uses or whether it can under the policy permissions of the Oak Ridges Moraine Conservation Plan and Oak Ridges Moraine Secondary Plan.

### 3.2.3 Location

The locations of the different zones are described to follow. Maps illustrating these zones are found in **Appendix C**.

Zoning By-law 1784's C2 Zone is limited to two small parcels east of Garrard Road on Taunton Road East, two small parcels on the west side of Whitby along Dundas Street West and another along Victoria Street West;

Zoning By-law 2585's C2 Zone has pockets along Dundas Street, Brock Street South and Burns Street.

Zoning By-law 5581-05's ORM-C2 has limited application on Baldwin Street North in the Hamlet of Myrtle Station, near Mud Lake Road and Baldwin Street North in the Hamlet of Myrtle, and at Myrtle Road East and Ashburn Road in the Hamlet of Ashburn.

**Table 3: Summary of permitted uses in C2 zones**

	1784	2585	5581-05
Zone	C2	C2	ORM-C2
Parking lot	✓	✓	-
Car wash station	✓	-	-
Public garage/automobile services	✓	✓	✓
Used and new car lot	✓	-	-
Places of entertainment/amusement	✓	-	-
Drive-in theatre	✓	-	-
Restaurant/eating establishment	✓	✓	✓
Hotel	✓	✓	-
Motel	✓	✓	-
Bank/Financial Institution	✓	-	-
Service shop	✓	-	✓
Farm retail outlet	-	✓	-
Retail nursery	-	✓	-

**Table 4: Summary of zone standards in C2 zones**

By-law	1784	2585	5581
Zone	C2	C2	ORM-C2
Min. Lot Area	-	-	-
Min. Lot Frontage, Interior Lot	-	-	-
Min. Lot Frontage, Corner Lot	-	-	-
Min. Lot Depth, Interior Lot	-	-	-
Min. Lot Depth, Corner Lot	-	-	-
Max. Lot Coverage	30%	40%	30%
Min. Front Yard	10.5m + 4.5m where front parking	7.5m	10.5m
Min. Rear Yard	3m	7.5m	3m
Min. Interior Side Yard	3m	0m except 6m to residential.	3m
Min. Exterior Side Yard	9m	7.5m	9m
Landscaped Open Space	-	10%	-
Max. Height	10.5m	11m	(min. 10.5)

### 3.3 Central Commercial (C3/C3-DT) Zones

The function of the C3 zones appears to be focus on a downtown type commercial function.

#### 3.3.1 Permitted Uses

Only Zoning By-laws 1784 and 2585 contain a Central Commercial Zone. Both zones contain a similar mix of retail, service and community uses.

Further consideration for permitted uses in the zones include whether additional uses should be permitted, or in the case of the C3-DT Zone, some uses may not be suitable for the Downtown.

#### 3.3.2 Zone Provisions

The provisions of Zoning By-laws 1784's C3 and Zoning By-law 2585's C3-DT Zone are very different.

Zoning By-law 2585's C3-DT Zone permits 100% lot coverage and no yard setbacks at the ground floor, as well as no minimum lot area, frontage or depth.

Zoning By-law 1784's C3 Zone sets out both a minimum lot area of 500 square metres, lot frontage of 15 metres and a deep rear yard of 13 metres. Unlike Zoning By-law 1784 Zones C1 and C2, the C3 Zones does permit a 0m interior side yard setback.

#### 3.3.3 Location

The locations of the different zones are described to follow. Maps illustrating these zones are found in **Appendix C**.

Zoning By-law 1784's only C3 zoned lands are located near the intersection of Thickson and Road South and Dundas Street East;

Zoning By-law 2585's C3-DT Zone is located in the downtown area, concentrated around the intersection of Brock Street and Dundas Street East.

**Table 5: Summary of permitted uses in C3 zones**

	1784	2585
Zone	C3	C3-DT
Parking lot	-	✓
Retirement home	-	✓
Taxi establishment	-	✓
Hospital (public and private)	✓	✓
Long term care	✓	✓
Arena	✓	✓
School	✓	✓
Jail	✓	✓
Church	✓	✓
Commercial school	✓	✓
Community center	✓	✓
Private club/lodge/fraternity	✓	✓
A hall/auditorium	✓	✓
Public use/service	✓	✓
Day care centre	✓	✓
Public park	-	✓
Places of entertainment/amusement	✓	✓
Recreational or fitness club	-	✓
Restaurant/eating establishment	-	✓
Eating establishment without drive-thru service	✓	-
Bakeshop/Confectionary shop	✓	✓
Farmer's market conducted on a public parking lot	-	✓
Hotel	-	✓
Clinic	✓	✓
A dwelling in conjunction with permitted non-residential use	✓	✓
Bank/Financial Institution	✓	✓
Studio	✓	✓
Funeral services	-	✓
Crisis centre	✓	✓
Launderette, coin operated laundry	-	-
Accessory caretaker's residence	-	✓
Cenotaph	-	✓
Office	✓	✓
Dry cleaners depot	✓	-
Personal service establishment	✓	✓
Pet grooming	✓	✓
Video/computer rental establishment	✓	✓
Photocopy store	✓	✓
Retail store	✓	✓
Service shop	✓	✓

**Table 6: Summary of zone standards in C3 zones**

By-law	1784	2585
Zone	C3	C3-DT
Min. Lot Area	500 sq.m.	-
Min. Lot Frontage, Interior Lot	15m	-
Min. Lot Frontage, Corner Lot	15m	-
Min. Lot Depth, Interior Lot	30m	-
Min. Lot Depth, Corner Lot	30m	-
Max. Lot Coverage	100%	100%
Min. Front Yard	2.5m	0m at ground floor.
Min. Rear Yard	13.5m	0m
Min. Interior Side Yard	0m	0m
Min. Exterior Side Yard	2.5m	0m at ground floor.
Landscaped Open Space	-	-
Max. Height	20m	6 storeys (min.3 storeys)

## 3.4 Central Area Commercial (CAC) Zones

### 3.4.1 Permitted Uses

Only Zoning By-law 1784 has Central Area Commercial Zones, with four of them: [(Central Area Commercial (CAC), Brock Taunton Central Area Commercial (CAC-BT), Garden Taunton Central Area Commercial (CAC-GT) and Thicksen Taunton Central Area Commercial (CAC-TT)].

All of the CAC zones permit a similar mix of community, retail and personal service uses. Some unique differences include that the CAC Zone is the only one that does not permit a food store/supermarkets. The CAC-GT does not permit personal service establishments or retail stores; however, it needs to be confirmed if these uses are permitted through a site-specific permission.

### 3.4.2 Zone Provisions

There is very little consistency between the provisions of the four zones, with variations in minimum lot area, minimum lot frontage, maximum lot coverage and minimum yards. While there may be some common standards across zones, no two are exactly alike.

Of note,

- the minimum lot size for the CAC Zone is only 0.4 hectare while that of CAC-GT is as large as 16 hectares;
- the maximum building heights range from 3 storeys to 12 storeys across the zones;
- minimum front yard setback varies from 1 for the CAC-GT Zone to 8-10 metres in the CAC Zone;
- the CAC-GT Zone regulates the maximum floor space of retail and personal service commercial at 42,300 sq.m.;
- the CAC-TT Zone regulates the maximum floor space of retail and personal service commercial at 7,000 sq.m.
- the CAC Zones also regulates angular plane along Garden Street, which is unique; and
- the CAC-BT Zone addresses patio encroachments in front yards, which is unique.

Also, a number of unique definitions apply to these zones only, instead of those found in the parent definition section.

### 3.4.3 Location

The locations of the different zones are described to follow. Maps illustrating these zones are found in **Appendix C**.

Zoning By-law 1784's CAC Zone is located at the intersection of Rossland Road and Garden Street.

Zoning By-law 1784's CAC-BT Zone is located at the intersection of Taunton Road West and Baldwin Street South.

Zoning By-law 1784's CAC-GT Zone is located at the intersection of Garden Street and Taunton Road East.

Zoning By-law 1784's CAC-TT Zone is located at the intersection of Taunton Road East and Thickson Road North.

**Table 7: Summary of permitted uses in CAC zones**

	1784	1784	1784	1784
Zone	CAC	CAC-BT	CAC-GT	CAC-TT
Motor vehicle leasing office	-	✓	✓	✓
Taxi establishment	-	✓	✓	✓
Automobile parts store	-	✓	✓	-
Gasoline bar	-	✓	-	-
Hospital (public and private)	✓	✓	✓	✓
Library	✓	✓	✓	✓
Church	✓	✓	✓	✓
Commercial school	✓	✓	✓	✓
Community center	✓	✓	✓	✓
Private club/ lodge/ fraternity	✓	✓	✓	✓
A hall/ auditorium	✓	✓	✓	✓
Public use/ service	-	-	✓	-
Bowling alley	✓	-	-	-
Day care centre	✓	✓	✓	✓
Places of entertainment/ amusement	✓	✓	✓	✓
Recreational or fitness club	✓	✓	✓	✓
Restaurant/ eating establishment	✓	✓	-	✓
Eating establishment without drive-thru service	-	-	✓	-
Bakeshop/ Confectionary shop	✓	✓	✓	✓
Hotel	-	✓	-	✓
Clinic	✓	✓	✓	✓
Bank/ Financial Institution	-	✓	✓	✓
Launderette, coin operated laundry	✓	✓	✓	✓
Office	✓	✓	✓	✓
Personal service establishment	✓	✓	✓	✓
Pet grooming	-	✓	✓	✓
Veterinary clinic	-	✓	✓	✓
Video/ computer rental establishment	-	✓	✓	✓
Retail store	✓	✓	✓	✓
Food store/ supermarket	-	✓	✓	✓
Department store	-	✓	✓	✓

**Table 8: Summary of zone standards in CAC zones**

By-law	1784	1784	1784	1784
Zone	CAC	CAC-BT	CAC-GT	CAC-TT
<b>Min. Lot Area</b>	0.4ha	1.8ha	16ha	1.8ha
<b>Min. Lot Frontage, Interior Lot</b>	50m	50m	380m	18m
<b>Min. Lot Frontage, Corner Lot</b>	50m	50m	380m	18m
<b>Min. Lot Depth, Interior Lot</b>	-	-	-	-
<b>Min. Lot Depth, Corner Lot</b>	-	-	-	-
<b>Max. Lot Coverage</b>	50%	50%	40%	35%
<b>Min. Front Yard</b>	8-10m depending on street width	5m	0m (max. 4.5m)	5m
<b>Min. Rear Yard</b>	10m (max. 20m).	3m, except 0 m to commercial lands	-	3m
<b>Min. Interior Side Yard</b>	10m (max. 20m).	3m, except 0m adjacent to commercial lands	-	3m, except 0m to commercial and 10-15m to residential by building height
<b>Min. Exterior Side Yard</b>	8-10m depending on street width	5m	0m (max. 4.5m)	5m
<b>Landscaped Open Space</b>	10%	10%	10%	10%
<b>Max. Height</b>	45m or 12 storeys (whichever less)	8 storeys (min. 2 storeys)	25m (min. 10m)	3-6 storeys depending on location

### 3.5 Special Purpose Commercial (C2-S) Zones

The Special Purpose Commercial Zones are geared towards specific larger uses that require larger areas and are meant to serve the specialized needs of the community on an occasional basis.

#### 3.5.1 Permitted Uses

Both Zoning By-law 1784 and 2585 have Special Purpose Commercial Zones, though Zoning By-law 1784 has four versions (C2-S, C2-S-BP, C2-S-CN and C2-S-RW), while Zoning By-law 2585 only has the one. The C2-S Zones from Zoning By-law 1784 and 2585 permit the same uses. The C2-S zones generally permit a number of uses not permitted in other zones, such as a home improvement center, sporting goods store or home supply centre, but no retail store, restaurant or personal service uses. Where serviced, the C2-S Zone's permitted uses and provisions apply to any area zoned C2-S-BP.

The CS-S-RW Zone permits only bank and financial institutions, restaurants and a retail warehouse facility. The CS-S-CN Zone permits a site specific definition of personal service establishments which includes banks and offices. The next phase of the study will consider whether such a restrictive use zone is still appropriate.

#### 3.5.2 Zone Provisions

The provisions for the C2-S Zones in Zoning By-laws 1784 and 2585, along with Zoning By-law 1784's C2-S-RW Zone and C2-S-BP Zone, are almost the same, with the exception that Zoning By-law 1784's C2-S-RW Zone also addresses setbacks to a provincial highway corridor boundary. Zoning By-law 1784's C2-S-CN is very similar to the other zones, except for a lower minimum lot frontage requirement (20 metres vs. 30.5 metres) and a lower front yard setback (6 metres vs. 7.5 metres). The C2-S-BP zones have the exact same provisions as Zoning By-law 1784's other C2-S Zones.

Some potential considerations include increasing lot coverage and building height for Zoning By-law 1784's C2-S Zone.

#### 3.5.3 Location

The locations of the different zones are described to follow. Maps illustrating these zones are found in **Appendix C**.

Zoning By-law 1784's C2-S Zones are scattered throughout the southern Whitby Urban Area, outside of the Downtown, with a concentrated area along Dundas Street East at Thickson Road. A C2-S zone is also found in Brooklin, at Winchester Road East and Thickson Road North;

Zoning By-law 2585's C2-S Zone is primarily located along certain areas of Brock Street, Dundas Street and Consumers Drive;

Zoning By-law 1784's C2-S-BP Zones are scattered along Baldwin Street and Winchester Road in Brooklin;

Zoning By-law 1784's C2-S-CN Zone is small and located at the intersection of Kendalwood Road and Dundas Street East; and

Zoning By-law 1784's C2-S-RW Zone is concentrated along Champlain Avenue and Victoria Street East.

**Table 9: Summary of permitted uses in C2-S zones**

	1784	2585	1784	1784	1784
Zone	C2-S	C2-S	C2-S-BP	C2-S-CN	C2-S-RW
The continuation, alteration or reconstruction of any commercial building or structure that was in existence as of the 1st day of January, 1989	-	-	✓	-	-
Public garage/automobile services	✓	✓	-	-	-
Used and new car lot	✓	✓	-	-	-
Motor vehicle leasing office	✓	✓	-	-	-
Automobile parts store	✓	✓	-	-	-
Public use/service	-	✓	-	-	-
Places of entertainment/amusement	✓	✓	-	-	-
Boat & recreational vehicle sales establishment	✓	✓	-	-	-
Restaurant/eating establishment	✓	-	-	-	✓
Hotel	✓	✓	-	-	-
Motel	✓	✓	-	-	-
Bank/Financial Institution	-	-	-	-	✓
Accessory uses, buildings, structures	-	-	✓	-	-
Cenotaph	-	-	-	-	-
Retail warehouse	-	-	-	-	✓
Personal service establishment	-	-	-	✓	-
Pet grooming	✓	✓	-	-	-
Video/computer rental establishment	✓	✓	-	-	-
Audio visual centre	✓	✓	-	-	-
Farm retail outlet	✓	✓	-	-	-
Retail nursery	✓	✓	-	-	-
Catalogue store	✓	✓	-	-	-
Equipment's sales and rental - light	✓	✓	-	-	-
Home improvement center	✓	✓	-	-	-
Major electrical supply centre	✓	✓	-	-	-
Plumbing supply centre	✓	✓	-	-	-
Pool supply centre	✓	✓	-	-	-
Sporting goods store	✓	✓	-	-	-
Home supply centre	✓	✓	-	-	-

**Table 10: Summary of permitted uses in C2-S zones**

By-law	1784	2585	1784	1784	1784
Zone	C2-S	C2-S	C2-S-BP	C2-S-CN	C2-S-RW
Min. Lot Area	-	-	-	-	-
Min. Lot Frontage, Interior Lot	30.5m	30.5m	30.5m	20m	30.5m
Min. Lot Frontage, Corner Lot	30.5m	30.5m	30.5m	20m	30.5m
Min. Lot Depth, Interior Lot	-	-	-	-	-
Min. Lot Depth, Corner Lot	-	-	-	-	-
Max. Lot Coverage	40%	40%	40%	40%	40%
Min. Front Yard	7.5m	7.5m	7.5m	6m	7.5m
Min. Rear Yard	7.5m	7.5m	7.5m	7.5m	7.5m except 13.7m to provincial highway corridor
Min. Interior Side Yard	0m, except 3m adjacent to residential and 7.5m for hotels and motels.	0m, but 3m adjacent to a Residential or Development Zone.	0m, except 3m adjacent to residential and 7.5m for hotels and motels.	0m, but 7.5m adjacent to a Residential or Development Zone.	0m except 13.7m abutting a provincial highway corridor
Min. Exterior Side Yard	7.5m	7.5m	7.5m	-	7.5m except 13.7m abutting a provincial highway corridor
Landscaped Open Space	10%	10%	10%	10%	10%
Max. Height	10m	10m	10m	10m	10m

## 3.6 Automobile Related Zones

### 3.6.1 Permitted Uses

Both Zoning By-law 1784 and 2585 have Automobile Service Station (AS), Car Wash (CW) and Gasoline Bar (GB) Zones, each which permit only the uses as named in the zones.

### 3.6.2 Zone Provisions

Zoning By-law's 1784 and 2585 each have an Automobile Station (AS), Gasoline Bar (GB) and Car Wash (CW) Zone, each of which are almost exactly the same. The only difference is that the CW Zones require a larger rear yard (10.5 metres to 6m) and a greater lot depth (minimum 61 metres vs. 45.5 metres).

It does not seem necessary for these uses to be addressed in so many zones. Further consideration should also be given to permission for eating establishments in conjunction with these uses.

### 3.6.3 Location

The locations of the different zones are described to follow. Maps illustrating these zones are found in **Appendix C**.

Zoning By-law 1784's

- AS/AS-CW Zone is located at three intersections along Thickson Road South;
- GB/ GB-CW Zone is located throughout Whitby at intersections; and
- CW Zone is not independently present (only combined with AS or GB);

Zoning By-law 2585's

- AS/AS-CW Zone does not apply to any property;
- GB/GB-CW Zone is located throughout Whitby's Downtown at intersections;
- CW applies only at Dundas Street East and Hopkins Street.

**Table 11: Summary of permitted uses in AS, GB and CW zones**

	1784	2585	1784	2585	1784	2585	1784	2585	1784	2585
Zone	AS	AS	AS-CW	AS-CW	GB	GB	GB-CW	GB-CW	CW	CW
Car wash station	-	-	✓	✓	-	-	✓	✓	✓	✓
Public garage/automobile services	✓	✓	✓	✓	-	-	-	-	-	-
Gasoline bar	-	-	-	-	✓	✓	✓	✓	-	-

**Table 12: Summary of permitted uses in AS, GB and CW zones**

By-law	1784	2585	1784	2585	1784	2585	1784	2585	1784	2585
Zone	AS	AS	AS-CW	AS-CW	GB	GB	GB-CW	GB-CW	CW	CW
Min. Lot Area	-	-	-	-	-	-	-	-	-	-
Min. Lot Frontage, Interior Lot	36.5m	36.5m	45.5m	45.5m	36.5m	36.5m	36.5m	36.5m	36.5m	36.5m
Min. Lot Frontage, Corner Lot	45.5m	45.5m	53.5m	53.5m	45.5m	45.5m	45.5m	45.5m	45.5m	45.5m
Min. Lot Depth, Interior Lot	36.5m	36.5m	53.5m	53.5m	36.5m	36.5m	53.5m	53.5m	53.5m	53.5m
Min. Lot Depth, Corner Lot	45.5m	45.5m	53.5m	53.5m	45.5m	45.5m	53.5m	53.5m	61m	61m
Max. Lot Coverage	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Min. Front Yard	15m									
Min. Rear Yard	6.0m	6.0m	10.5m	10.5m	6m	6m	10.5m	10.5m	10.5m	10.5m
Min. Interior Side Yard	6.0m	6.0m	10.5m	10.5m	6m	6m	10.5m	10.5m	10.5m	10.5m
Min. Exterior Side Yard	15m									
Landscaped Open Space	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Max. Height	9.5m	9.5m	9.5m	9.5m	9.5m	9m	9.5m	9m	9.5m	9.5m

### 3.7 Additional Comments on Permitted Uses

The following provides some general notes on the permitted uses in the zoning by-laws, and terminology of the same, that should be considered further in the preparation of the new Comprehensive Zoning By-law.

- “Motel” is an antiquated term in zoning by-laws. The term “hotel” would suffice to cover motels and hotels;
- Reference to “church” as a permitted use should be updated to “place of worship”;
- Both the terms “automobile service station” and “gas bar” are used. Further consideration is needed whether a distinction between the two is needed and particularly whether the term and associated definition for automobile service station is out of date;
- Other antiquated uses include “audio visual centres”, “catalogue stores” and “video or computer rental establishments”;
- Any reference to “family restaurant” should be updated to remove “family”.
- Both the terms “restaurant” and “eating establishment” are used, only one should be used for consistency. “Restaurant” is preferred for clarity.
- It should be considered further if a “confectionary” is needed as permitted use; and
- Reference to “barber” or “beauty shop” could be captured by “personal service shop”.

## 4 Best Practices of Other Municipalities



The purpose of this section is to identify uses or elements that other existing zoning by-laws in Ontario address, for consideration of inclusion in Whitby's new Comprehensive Zoning By-law. The zoning by-laws used as examples in general in this Study were chosen based on the following factors:

- locale - to review zoning by-laws within southern Ontario;
- approval date - to review more recent zoning by-laws, such as in the case of East Gwillimbury and Vaughan, neither of which are in effect yet;
- clarity - to consider zoning by-laws that had been noted in other planning work as being clear, concise and well organized, such as Milton and Ajax; and
- uniqueness - to review zoning by-laws that brought a unique or interesting element, such as the use of colour in the zoning by-law in St. Catharines or illustrations in Oakville.

Upon reviewing these zoning by-laws, uses and provisions that could be considered for implementation in the new Comprehensive Zoning By-law are set out below.

### 4.1 Permitted Uses

There are a wide range of uses permitted in Whitby's commercial zones, as well as in the commercial zones reviewed in other municipalities' zoning by-laws. Some unique uses that other zoning by-laws address in their commercial zones include permission and provisions for outdoor patios such as in Ajax's Zoning By-law or a rooftop patio as in Innisfil's. East Gwillimbury contains a separate section within its zoning by-law dedicated to commercial patios. These policies include setbacks, gross floor areas, placement and proximity to sensitive uses. For example, Section 4.21 a) in the East Gwillimbury Zoning By-law 2018-043, it states, "the outdoor patio must be set back a minimum of 12 metres from a Residential Zone boundary".

Also related to eating establishments, many zoning by-laws tackle drive-throughs, including Ajax, Barrie, East Gwillimbury, Welland and Innisfil, the latter of which also addresses stacking lanes. Some address these provisions in the context of eating establishments while others are broader and contemplate drive-throughs for other uses such as financial institutions.

A newer permitted use being seen more commonly addressed in zoning by-laws is micro/nano breweries; this use being permitted in East Gwillimbury and Milton. Similarly, Vaughan and Newmarket permit micro-manufacturing/micro-industrial uses which would also capture micro-breweries.

Pet day cares are another permitted use mentioned in several zoning by-laws including, East Gwillimbury, Innisfil, Newmarket, Oakville and Vaughan.

#### **4.2 Floor Space Index, FSI, Gross Floor Area**

With a few exceptions, the Whitby Zoning By-laws does not address floor space index (FSI), gross leasable floor areas nor required percentages of net floor area.

Vaughan and Milton include provisions for maximum gross floor areas within their provisions tables (**Table 13**). Newmarket includes maximum floor spare index in their zone standards table (**Table 14**).

**Table 13: Example of Gross Floor Area provisions in Milton Zoning By-law 016-2014**

TABLE 7D (38-2019)

Other Commercial Zones					
Regulations	Zones				
	C2	C3	C5	C6	MC
	Secondary Mixed Use Commercial	Local Commercial	Auto Commercial	Business Commercial	Major Commercial
<b>Lot Frontage</b> (Minimum)	60.0m	40.0m	100.0m	40.0m	40.0m
<b>Lot Area</b>					
Minimum	1200m <sup>2</sup>	850m <sup>2</sup>	4000m <sup>2</sup>	850m <sup>2</sup>	0.8ha
Maximum	4.7ha	3000m <sup>2</sup>	No Maximum	3000m <sup>2</sup>	No Maximum
<b>Lot Coverage</b> (Maximum)	30%	30%	20%	30%	45%
<b>Setbacks</b>					
<b>Front Yard</b>					
Minimum	4.5m (*1)	1.0m	4.5m (*1)	3.0m (*1)	5.0 m
Maximum	6.0m (*1)	5.0m	No Maximum	No Maximum	No Maximum
<b>Interior Side Yard</b>					
Minimum	6.0m (*1)	6.0m	3.0m (*1)	6.0m (*1)	5.0m (*3) (*4)
<b>Exterior Side Yard</b>					
Minimum	4.5m (*1)	1.0m	4.5m (*1)	3.0m (*1)	5.0m (*4)
Maximum	6.0m (*1)	5.0m	No Maximum	No Maximum	No Maximum
<b>Rear Yard</b>					
Minimum	4.5m (*1)	6.0m	12.0m	6.0m (*1)	6.0m (*3) (*4)
<b>Gross Floor Area</b>					
<b>For All Buildings Combined</b>					
Minimum	9300m <sup>2</sup>	No Minimum	N / A	No Minimum	N / A
Maximum	13935m <sup>2</sup>	930m <sup>2</sup>	N / A	930m <sup>2</sup>	N / A
<b>For Individual Buildings</b>					
Minimum	370m <sup>2</sup>	No Minimum	N / A	No Minimum	N / A
Maximum	5575m <sup>2</sup>	930m <sup>2</sup>	N / A	930m <sup>2</sup>	N / A

Source: Milton Zoning By-law

**Table 14: Example of FSI provisions in Newmarket Zoning By-law 2018-043**

Zone Standard	CC	CS	CR-1	CR-2	CA	CO-1	CO-2
Min. Lot Area	613 m <sup>2</sup>	900 m <sup>2</sup>	2 ha	0.4 ha	1300 m <sup>2</sup>	557 m <sup>2</sup>	511 m <sup>2</sup>
Min. Lot Frontage	18.0 m	24 m	90 m	60 m	30 m	18.0 m	15.0 m
Min. Yard Setbacks							
From Front Lot Line	7.5 m	7.5 m	4.5 m	4.5 m	10.6 m	7.5 m	7.5 m
From Rear Lot Line	7.5 m	9.0 m	15.0/12.0 m (*6)	12.0/9.0 m(*4)	10.6 m	9.0 m	7.5 m
From Side Lot Line		9.0 m (*3)	9.0/6.0 m (*7)	9.0/6.0 m (*5)	6.0 m		
One Side	2.4 m	-	-	-	-	1.2 m	1.2 m
Other Side	4.5 m	-	-	-	-	3.6 m	1.2 m
Min. Floor Area	55 m <sup>2</sup> (*1)						
Max. Leasable Floor Area	375 m <sup>2</sup> (*2)	-	-	-	-	-	-
Max. Floor Space Index	1.0	1.5	0.6	0.7	0.7	1.0	n/a
Max. Lot Coverage	35%	50%	35%	40%	30%	50%	35%
Max. Height	11.0 m (3 storeys)	18.0 m (6 storeys)	18.0 m (6 storeys)	11.0 m (3 storeys)	11.0 m (3 storeys)	11.0 m (3 storeys)	11.0 m (3 storeys)

Source: Newmarket Zoning By-law

### 4.3 Front Wall

While the terminology and description varies from zoning by-law to zoning by-law, a number of zoning by-laws have implemented requirements for where a building may be placed in relation to the street. While it is common for zoning by-laws to implement minimum front and exterior site yard setbacks, some zoning by-laws regulate maximum yard setbacks to ensure the building is close to the street, such as Ajax, Oakville and St. Catharines. Some zoning by-laws also set percentages of the building that must be located between the minimum and maximum yard setback to ensure a consistent built form. St. Catharines also regulates the minimum ground floor street-facing building façade devoted to openings, such as windows and doors.

### 4.4 Landscaping

Landscaping provisions that were more detailed than in Whitby's zoning by-law were noted in some of the examples reviewed. For example, located within Barrie and Grimsby's zoning by-laws are requirements for planting strips or landscape buffers, as opposed to simply a coverage percentage. Provisions set out a requirement for planting strips next to specific uses as well as their minimum required width.

## 5 Comparison of the Official Plan designations and Commercial Zones



This section of the report provides an examination of the different Whitby Official Plan and Secondary Plan commercial designations. **Appendix D** compares the commercial zoning that applies in each commercial designation. From this comparison, a number of takeaways have been summarized.

It is noted that Whitby zoning by-laws contain a number of site specific exceptions, only some of which are mapped. The analysis in this section focuses on the parent zone provisions. Some areas may contain site specific exceptions that may align differently to the Official Plan designation. Minor variances also did not form part of the review.

An Official Plan typically has a broader focus than a zoning by-law and may permit a broader range of uses than a zoning by-law. Similarly, a zoning by-law typically sets out more detailed restrictions for lot and yard requirements than the Official Plan.

**Appendix D** and this section may highlight differences between an area's designation and the zone that applies in it. In some instances, there is a difference in permitted uses, in others a difference in standard, such as height. Just because an item is flagged in this section, does not mean it is an error, or needs to be fixed. It is simply noted for information purposes to be considered further.

On a general note, some of the designations have policies that specify minimum or maximum sizes of specific uses. These policies were not always addressed in the Zoning By-laws. Phase 2 of this Study will consider how these policies should be addressed in the new Comprehensive Zoning By-law.

### **Major Commercial**

The majority of Major Commercial designations are within Secondary Plan areas. Outside of Secondary Plans there are Major Commercial Designations located at the intersection of Thickson and Dundas Street East (south side) and the intersection of Kendalwood Road and Dundas Street East (southwest side). The designation is intended to serve large, multi-function commercial areas, including major retail, departments stores and supermarkets. These lands designated as Major Commercial are zoned C1 and C3 in Zoning By-law 1784. In terms of use alignment, the C1 Zone does not permit personal services or a supermarket/food store and the C3 Zone does not currently permit a supermarket/food store, though both zones do permit retail stores.

Major Commercial area designations in the Brock/Taunton Major Central Area Secondary Plan are located on the north side of Taunton at Brock Street and Garden Street. The designation is intended to permit a complete range of retail, personal service, office, institutional, community, recreational, residential, and entertainment uses. These areas are zoned C2-S, CAC-BT, CAC-GT and GB/CW in Zoning By-law 1784. None of the parent zones permit residential uses, and the C2-S zone prohibits them, although it is noted that there is also a portion of the designation where the Commercial Mixed Use zone applies, and site specific exceptions may permit them, as per the site specific exception introduced by Zoning By-law 7567-19. The C2-S Zone also has more restricted use permissions compared to the designation and does not permit retail stores, community uses and personal service uses.

The Major Commercial area designation in the Rossland/Garden Major Central Area Secondary Plan is located north-west of the intersection of Rossland Road East and Garden Street. The designation plans for a fully integrated array of shopping, personal and business services, office, institutional, community, recreational and residential uses. The CAC Zone in Zoning By-law 1784 applies in this designation and generally permits consistent uses. Although residential uses are not permitted in this zone, a portion of the designation is also zoned as residential (R2 Zone).

In the Downtown Secondary Plan, there is a Commercial designation centered at the intersection of Brock Street South and Dundas Street East. The zoning at this location is the C3-DT Zone, which generally conforms to the policies of the designation.

In the Brooklin Secondary Plan, there is a vacant Major Commercial Area designation for which the majority of the area is zoned Agricultural. There are also some areas zoned C1-VB and C2. While the C1-VB does permit many uses that align with the designation, the C2 permits a much more limited list. The minimum height requirement for residential uses is not addressed in the zones. It should be noted that the Brooklin Secondary Plan was recently updated, and as a result, the zoning has not yet been brought into conformity with the Secondary Plan.

As previously indicated, this analysis addresses the parent zones. Site specific exceptions may also include permissions beyond those discussed above. For example, 1801 Dundas Street East, at the southwest corner of Kendalwood Road and Dundas Street East permits a Shopping Centre that may include retail stores and personal services, offices, places of entertainment and assembly and an ancillary automobile service shop. Further minor variances permit a bingo hall and automobile parts store.

### **Community Commercial**

The Community Commercial designation on Schedule A is located outside of the Secondary Plans along Dundas Street West (north and south), at the intersection of Dundas Street West and McQuay Boulevard and Jeffery Street. The designation is intended for commercial areas serving primarily the weekly shopping needs of residential neighbourhoods/urban area and permits uses including supermarkets,

restaurants, personal service, office, community uses and some residential uses in a mixed use format. The area is zoned C1 and GB in Zoning By-law 1784. In the C1 Zone, personal service shop and supermarket are not listed as a permitted use, though retail store, barber shop and beauty parlour are and residential uses are prohibited.

The Community Commercial designation in the Lynde Shores Secondary Plan is zoned C3-R with a site specific exception in Zoning By-law 2585. (No parent C3 zone is present in the Zoning By-law, having previously been repealed). The permitted uses of the site specific exception generally align with that of the designation, except supermarkets and offices are not permitted.

The Community Commercial designation in the Thickson/Taunton Community Secondary Plan is located north-east of the intersection of Taunton and Thickson Road. The area is zoned as CAC-TT and GB-CW in Zoning By-law 1784. No conformity issues were noted between these zones and the designation.

Again, site specific exceptions may provide further specific permission beyond those in the parent zones when compared to the Official Plan. For example, at 965 Dundas Street West, located southwest of the corner of Dundas Street West and Jeffery Street, the site specific exception permits additional uses, including private schools, commercial schools, day nurseries and training facilities, dry cleaners establishments and a clinic. A minor variance also permits a veterinary clinic.

### **Local Commercial**

There are a number of locations designated as Local Commercial and Convenience Commercial in the parent Whitby Official Plan, including on the:

- West side of Garden Street, north of Dryden Boulevard;
- West side of Brock Street North, north of Dryden Boulevard;
- South-east corner of Dryden Boulevard and Thickson Road North;
- North east corner of Bonacord Avenue and McQuay Boulevard;
- South-west corner of Manning Road and Anderson Street; and
- South side of Dundas Street West, west of Cochrane Street.

This designation is intended for small commercial areas serving the day-to-day needs of an adjacent residential area. These areas are all zoned C1 in either Zoning By-law 1784 or 2585. Neither zone lists personal services; however the C1 zone in 2585 does permit barber shops and beauty parlours. Food stores and supermarkets are also not listed as permitted uses, although retail stores are permitted.

There is also a Local Commercial Area designation in the Brooklin Secondary Plan, at Carnwith and Thicksen Road North, to which the same parent policies apply and which is zoned C1 in Zoning By-law 1784. Thus, the same issues as discussed above apply.

Site specific exceptions and minor variances may also provide greater specificity than the Local Commercial Zone. For example at 728 Anderson Street, southwest of the intersection of Anderson Street and Manning Road, a site specific exception permits a nursery school.

### **Special Purpose Commercial**

The majority of Special Purpose Commercial designations are in Secondary Plans. Outside of Secondary Plans, the Special Purpose Commercial designation applies east of Brock Street South, north and south of Consumers Drive.

The designation is intended to serve those specialized needs of the community on an occasional basis with services and facilities which require larger parcels of land and exposure to traffic. Uses include automotive and recreational vehicle sales and services, garden centres, restaurants, building supply centres, furniture and major appliance sales, financial establishments, and home supply and improvement centres.

Both the C2 and C2-S Zones apply in this designation. In terms of conformity, it is noted that the C2 Zone does not permit financial establishments, home supply and improvement centres, garden centers or building supply centers, and the C2-S Zone does not permit financial establishments.

The Special Purpose Commercial designation in the Taunton North Community Secondary Plan is located on the west side of Baldwin Street, south of the 407 and north-east of the intersection of Taunton Street and Garrard Road. The designation follows the permission of the parent Special Purpose Commercial designation. The area to which the Taunton North Community Secondary Plan's Special Purpose Commercial designation applies is zoned as C2-S in Zoning By-law 1784. Again, the noted inconsistency is that financial establishments are not permitted.

The area to which the West Whitby Secondary Plan's Special Purpose Commercial designation applies is zoned as C2-S and C2 in Zoning By-law 1784. The difference between the zone and the secondary plan is that financial establishments are not permitted in the C2-S Zone, and the limited commercial uses permitted in the C2 Zone do not provide the variety called for in the policies.

The Special Purpose Commercial designation in the Brooklin Secondary Plan is at Baldwin Street and Thicksen Road. The C2-S Zone from Zoning By-law 1784 applies, and this zone does not permit financial establishments and places of worship in alignment with the designation.

Again, site specific exceptions and minor variances may alter the parent zone permissions in comparison to the Special Purpose Commercial designations. For example, at 980 Taunton Road East, the site specific C2-S-6 zone additionally permits a pet supply and product store.

### **Special Activity Nodes**

There are two Special Activity Nodes in Whitby, located north of Taunton Road, at Cochrane Street (Node A) and around Thickson Road South and Highway 401 (Node B).

The permitted uses specified in the Official Plan for Special Activity Node A generally match those provided for in the site specific TRN-1 zone. However, the zone permits retail uses, which are not specifically listed as permitted in the designation, but otherwise the permissions generally align.

The permitted uses for Special Activity Node B are much wider than that permitted in the C2-S-RW zone that applies in this designation. The C2-S-RW only permits places of entertainment, restaurants, banks and retail warehouses, whereas the intended use for the designation is much broader including: major retail uses, offices, including major offices, community and recreational uses, entertainment uses, financial institutions, restaurants, banquet halls, hotels, private clubs, and light industrial uses within enclosed buildings such as data processing centres, commercial or technical schools, and research and development facilities. However, all of the areas zoned as C2-S-RW are subject to site specific exceptions. For example, 1650 Victoria Street East is subject to a site specific amendment which permits additional uses: accessory business and professional offices up to 10% of the retail warehouse or 275 square metres. A minor variance also reduces the unit size for a retail warehouse from 1860 square metres to 929 square metres.

### **Other Commercial Designations**

There are three parcels that are designated Commercial in the Hamlet of Ashburn. The policies indicate that these areas are intended for limited retail and personal service uses, automobile service stations, public garages and farm implement dealerships and further states that, “the specific commercial uses permitted on a particular property shall be specified in the Zoning By-law”. The areas covered by this designation are zoned either ORM-C1, ORM -C2 or ORM-A1 in Zoning By-law 5581-05. Permissions for restaurants in the zones are considered to conform, though not specifically listed as permitted in the Official Plan, owing to the permission for personal service uses and the reference to uses being specified. Also of note is that retail and personal service uses are not permitted in the ORM-C2 Zone.

There are also commercial zones, ORM-C2 and ORM-C1 in the ORM Rural Settlement Designations of the Oak Ridges Moraine Secondary Plan.

There are two Commercial areas in the Port Whitby Secondary Plan, which are zoned as M3, and D(NR). The permissions of the M3 zone (general industrial zone) do not align with the Commercial designation. The D(NR) does not permit uses that align with the designation.

No one specific designation applies to the Automobile Service Station/Gas Bar or Car Wash Zones but the zones are generally found in the most of the above noted designations.

There is a Heritage Commercial area in the Brooklin Secondary Plan, located Along Baldwin Street in the Brooklin Downtown. The area is zoned C1-VB.

## 6 Minor Variance Analysis



One of the ways to identify provisions that need updating is through a review of past minor variances. If numerous minor variances are being sought and approved for the same matter, it may be an indication of a provision that is either overly strict or antiquated. The Town of Whitby produced a Minor Variance Review in May 2019.

The review analysed minor variance applications for the three existing Whitby zoning by-laws between 2010 and 2018, representing a total of 634 applications and 1,088 variances. Overall, 95% of the applications were approved by the Committee of Adjustment, with 1% being denied. The other 4% were withdrawn by the applicant. Approximately 77% of the minor variance applications were for Zoning By-law 1784, with 21% being for 2585 and 2% for 5581-05. This is not unexpected given the respective geographic coverage of the zoning by-laws.

The most common variances in commercial areas were for setbacks, followed by building related matters, including building heights, gross floor area (GFA) and unit size. There was a total of 38 variances within the Town relating to commercial zones.

The review of the minor variance identified only the following repeated (more than 3) minor variances for the same standard that warrant further consideration in Phase 2 of this Study:

- Reduction of the interior side yard requirements from 2m and 3m, to an overall average seeking of 1m; and
- Increase of the maximum building height in zones permitting 10.5m heights to a maximum of 11m in height;

A number of variances have also been approved over the years to vary permitted uses and definitions in commercial zones to allow for uses such as: craft brewery, you-brew wine and beer stores and laser tag.

## 7 Further Considerations



To assist in assessing how the commercial zones may be structured in Phase 2 of this Study, the following provides of a summary of preliminary findings:

- There is somewhat of an overlap of the permitted uses of the C1 Zones and some variation in the zone provisions.
- The permitted uses for the C2 Zones differ between the three zoning by-laws, with some variation in the provisions as well; consideration needs to be given to the function and permitted uses of this zone;
- While the C3 and C3-DT zones have similar permitted uses, there is some variation in the zoning provisions. However, the C3 Zone only applies in one small location, and an individual zone may not be necessary;
- The C2-S zones from Zoning By-law 1784 and 2585 are almost the same, and could be easily combined;
- The C2-S-CN Zones only permits one use and applies to a small area and may not warrant an individual zone;
- The four CAC zones are similar in permitted uses but vary greatly in the provisions. They each only apply in one specific area designated as Rossland Garden (CAC), Brock/Taunton (CAC-BT), Thickson/Taunton (CAC-TT) and Garden/Taunton (CAC-GT-2) in the Official Plan; there may be an opportunity to address the differences through site specific exceptions rather than individual zones;
- There is a need to consider if the automobile-related zones warrant their own zone(s) with further analysis required to determine how best to treat these uses;
- The AS zone in Zoning By-law 2585 does not apply anywhere;
- An update/consolidation of terminology will be needed to ensure clarity in the zoning by-law, modernizing terms and making sure use of terms are consistent (for example using restaurant vs. eating establishment);
- Some zones such as the C1 and C3 zones apply to multiple designations, while others, such as the sub-categories of the CAC and C2-S zones apply in only one designation;
- The C2-S-RW zones should be considered further as there has been a recent slow down in the development of the big-box retail format store.

- Some inconsistencies were identified between the Official Plan permissions and the zoning by-laws, as noted in Section 5 of this report, which will require further consideration; and
- Phase 2 of this Study should consider if and how instances of gross floor area restrictions identified in the Official Plan may need to be addressed in the zoning by-law.

## 8 Next Steps



The purpose of this report is to identify and consider the existing commercial zones in Whitby. The report explores the similarities and differences between the zones, unique provisions in other municipal zoning by-laws, how the Whitby zones conform to the Official Plan, and how these zones can be consolidated/updated/improved upon in the new Whitby Comprehensive Zoning By-law.

Phase 2 of the Study will consider the analysis in this report and provide recommendations regarding appropriate commercial zones, permitted uses and lot, yard and building provisions.

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# Appendix A: Permitted uses in Commercial Zones





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# Appendix B: Provisions for Commercial Zones



By-law	1784	2585	5581	1784	1784	2585	5581	1784	2585	1784	2585	1784	1784	1784
Zone	C1	C1	ORM-C1	C1-VB	C2	C2	ORM-C2	C3	C3-DT	C2-S	C2-S	C2-S-BP	C2-S-CN	C2-S-RW
Min. Lot Area	-	0.8ha	-	0m	-	-	-	500 sq.m.	-	-	-	-	-	-
Min. Lot Frontage, Interior Lot	-	61m	-	0m	-	-	-	15m	-	30.5m	30.5m	30.5m	20m	30.5m
Min. Lot Frontage, Corner Lot	-	61m	-	0m	-	-	-	15m	-	30.5m	30.5m	30.5m	20m	30.5m
Min. Lot Depth, Interior Lot	-	61m	-	0	-	-	-	30m	-	-	-	-	-	-
Min. Lot Depth, Corner Lot	-	61m	-	0	-	-	-	30m	-	-	-	-	-	-
Max. Lot Coverage	30%	20%	30%	90%	30%	40%	30%	100%	100%	40%	40%	40%	40%	40%
Min. Front Yard	10.5m + 4.5m where front parking	12m	10.5m	3m, but 2m where lot fronts Baldwin Street	10.5m + 4.5m where front parking	7.5m	10.5m	2.5m	0m at ground floor.	7.5m	7.5m	7.5m	6m	7.5m
Min. Rear Yard	3m	6m, but 9m to residential	3m	0m, but 6m to residential.	3m	7.5m	3m	13.5m	0m	7.5m	7.5m	7.5m	7.5m	7.5m except 13.7m to provincial highway corridor
Min. Interior Side Yard	3.0m	6m, but 9m to residential	3m	2m, but 4m to residential and 0m where lot has frontage of less than 12m.	3m	0m except 6m to residential.	3m	0m	0m	0m, except 3m adjacent to residential and 7.5m for hotels and motels.	0m, but 3m adjacent to a Residential or Development Zone.	0m, except 3m adjacent to residential and 7.5m for hotels and motels.	0m, but 7.5m adjacent to a Residential or Development Zone.	0m except 13.7m abutting a provincial highway corridor
Min. Exterior Side Yard	9m	12m	9m	4m, but 0m to residential and 6m where driveway is provided in side yard.	9m	7.5m	9m	2.5m	0m at ground floor.	7.5m	7.5m	7.5m	-	7.5m except 13.7m abutting a provincial highway corridor
Landscaped Open Space	-	10%	-	-	-	10%	-	-	-	10%	10%	10%	10%	10%
Max. Height	10.5m	9.5m	(min. 10.5)	10.5m, but 7m within 8m of a residential zone	10.5m	11m	(min. 10.5)	20m	6 storeys (min.3 storeys)	10m	10m	10m	10m	10m

By-law	1784	1784	1784	1784	1784	2585	1784	2585	1784	2585	1784	2585	1784	2585
Zone	CAC	CAC-BT	CAC-GT	CAC-TT	AS	AS	AS-CW	AS-CW	GB	GB	GB-CW	GB-CW	CW	CW
Min. Lot Area	0.4ha	1.8ha	16ha	1.8ha	-	-	-	-	-	-	-	-	-	-
Min. Lot Frontage, Interior Lot	50m	50m	380m	18m	36.5m	36.5m	45.5m	45.5m	36.5m	36.5m	36.5m	36.5m	36.5m	36.5m
Min. Lot Frontage, Corner Lot	50m	50m	380m	18m	45.5m	45.5m	53.5m	53.5m	45.5m	45.5m	45.5m	45.5m	45.5m	45.5m
Min. Lot Depth, Interior Lot	-	-	-	-	36.5m	36.5m	53.5m	53.5m	36.5m	36.5m	53.5m	53.5m	53.5m	53.5m
Min. Lot Depth, Corner Lot	-	-	-	-	45.5m	45.5m	53.5m	53.5m	45.5m	45.5m	53.5m	53.5m	61m	61m
Max. Lot Coverage	50%	50%	40%	35%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Min. Front Yard	8-10m depending on street width	5m	0m (max. 4.5m)	5m	15m									
Min. Rear Yard	10m (max. 20m).	3m, except 0 m to commercial lands	-	3m	6.0m	6.0m	10.5m	10.5m	6m	6m	10.5m	10.5m	10.5m	10.5m
Min. Interior Side Yard	10m (max. 20m).	3m, except 0m adjacent to commercial lands	-	3m, except 0m to comercial and 10-15m to residential by building height	6.0m	6.0m	10.5m	10.5m	6m	6m	10.5m	10.5m	10.5m	10.5m
Min. Exterior Side Yard	8-10m depending on street width	5m	0m (max. 4.5m)	5m	15m									
Landscaped Open Space	10%	10%	10%	10%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Max. Height	45m or 12 storeys (whichever less)	8 storeys (min. 2 storeys)	25m (min. 10m)	3-6 storeys depending on location	9.5m	9.5m	9.5m	9.5m	9.5m	9m	9.5m	9m	9.5m	9.5m

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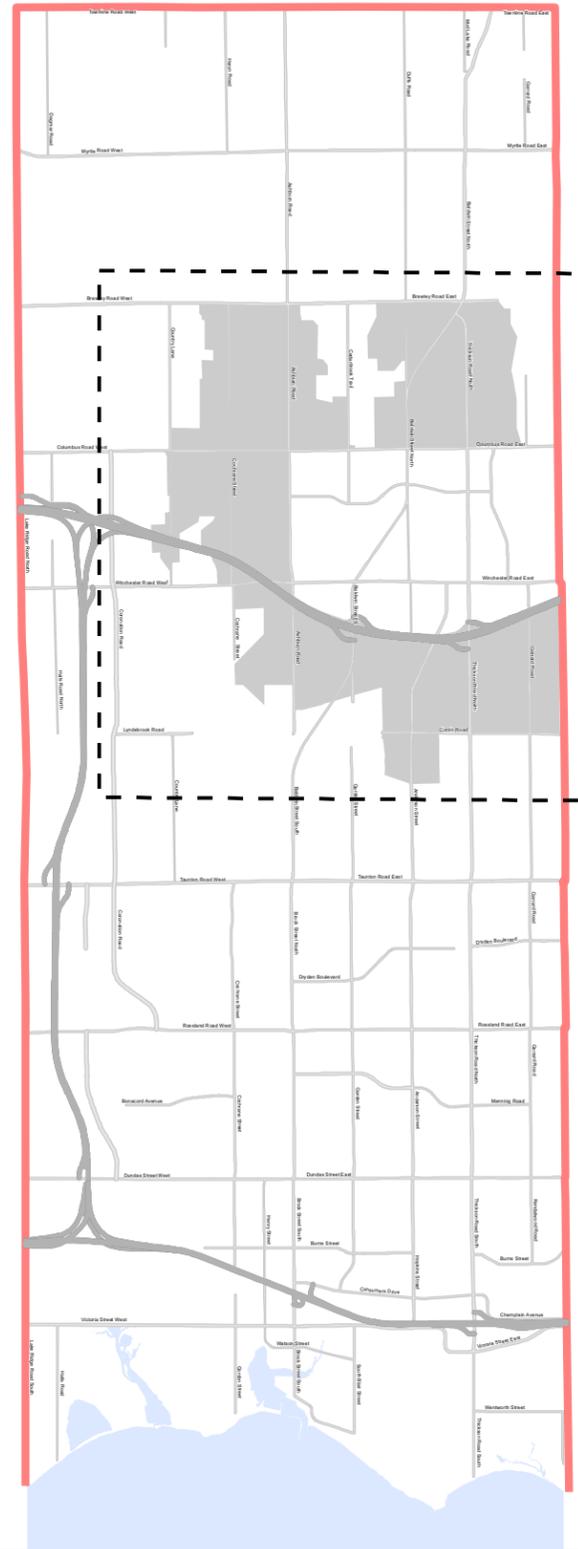
# Appendix C: Location of Commercial Zones



# CAR WASH (CW), GAS BAR (GB) & AUTOMOBILE STATION (AS) ZONES



## Key Map

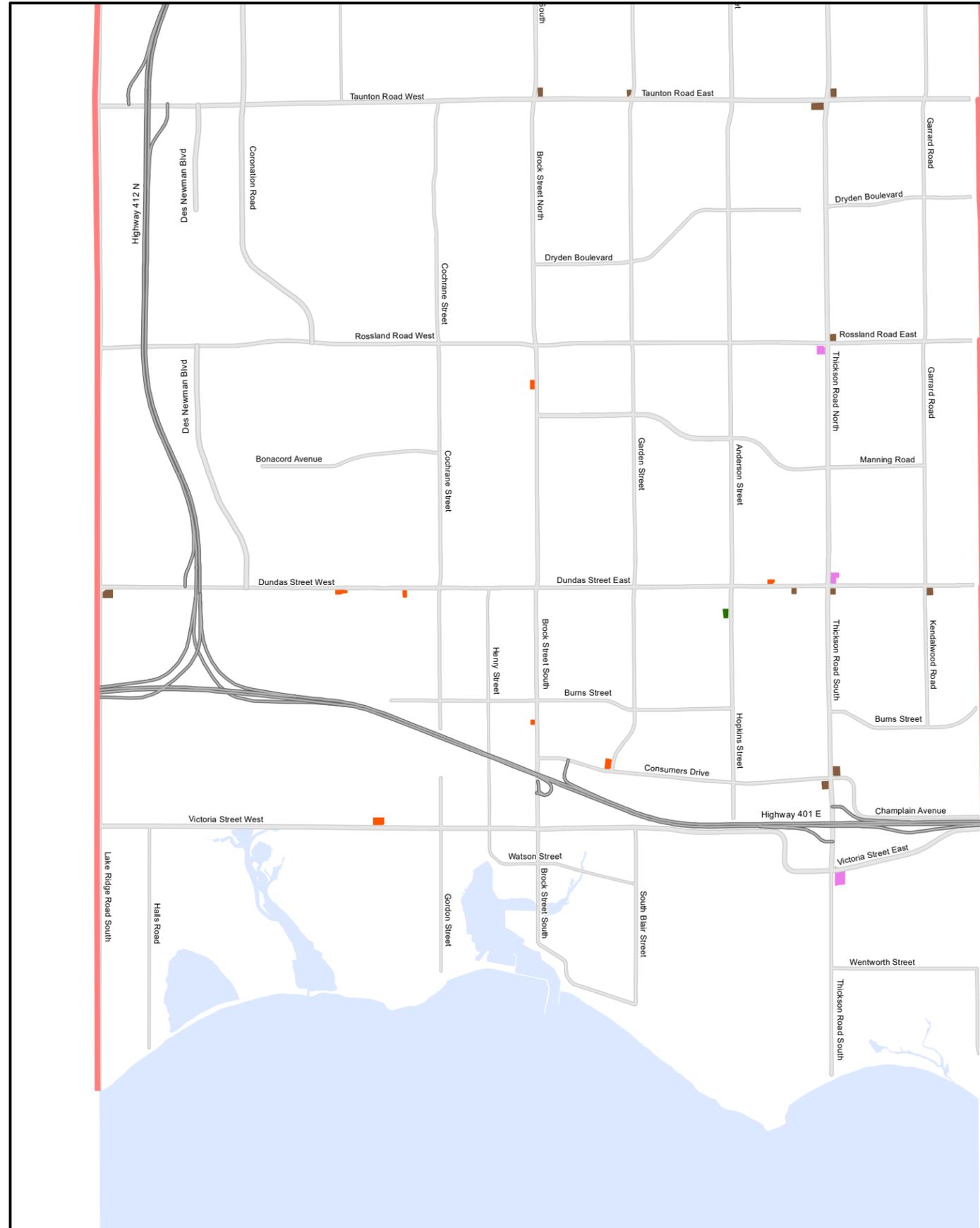


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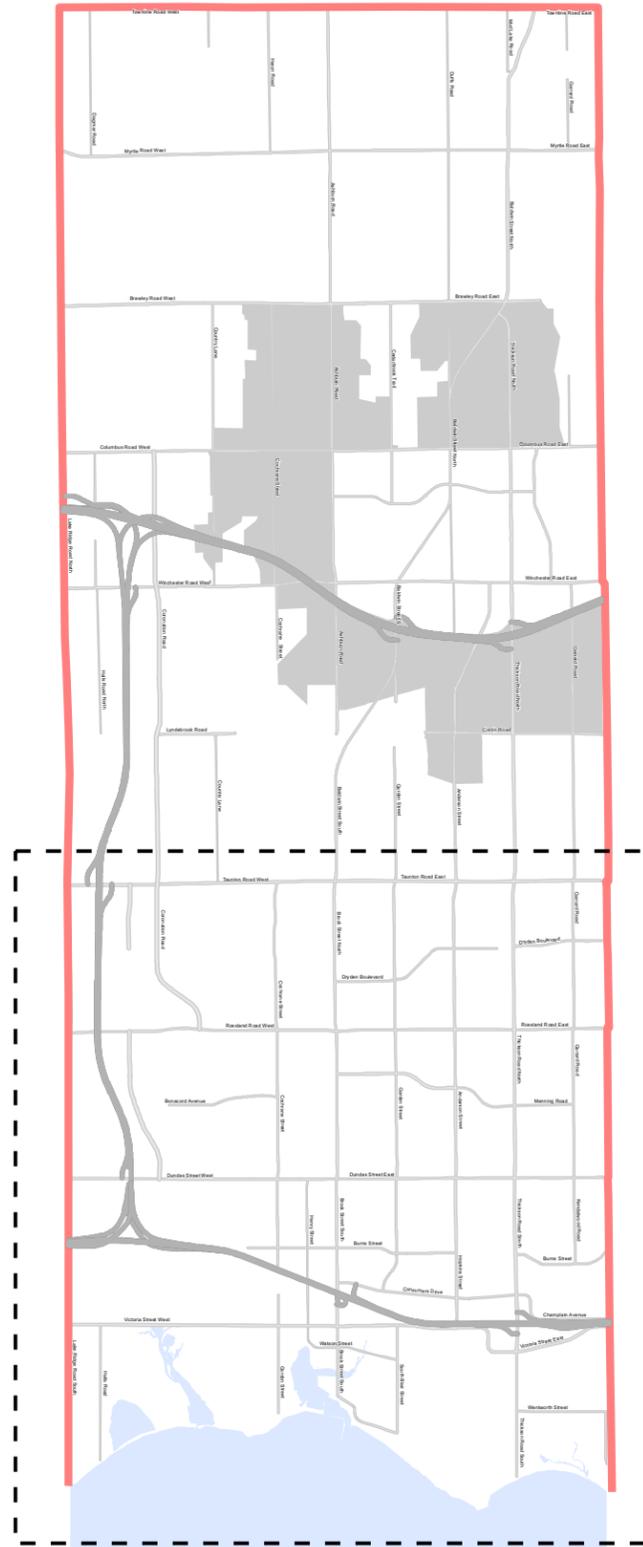
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-  Whitby Boundary
-  Brooklin Expansion Area
- ZB 1784**
-  AS
-  GB
- ZB 2585**
-  CW
-  GB



# CAR WASH (CW), GAS BAR (GB) & AUTOMOBILE STATION (AS) ZONES



Key Map



Legend

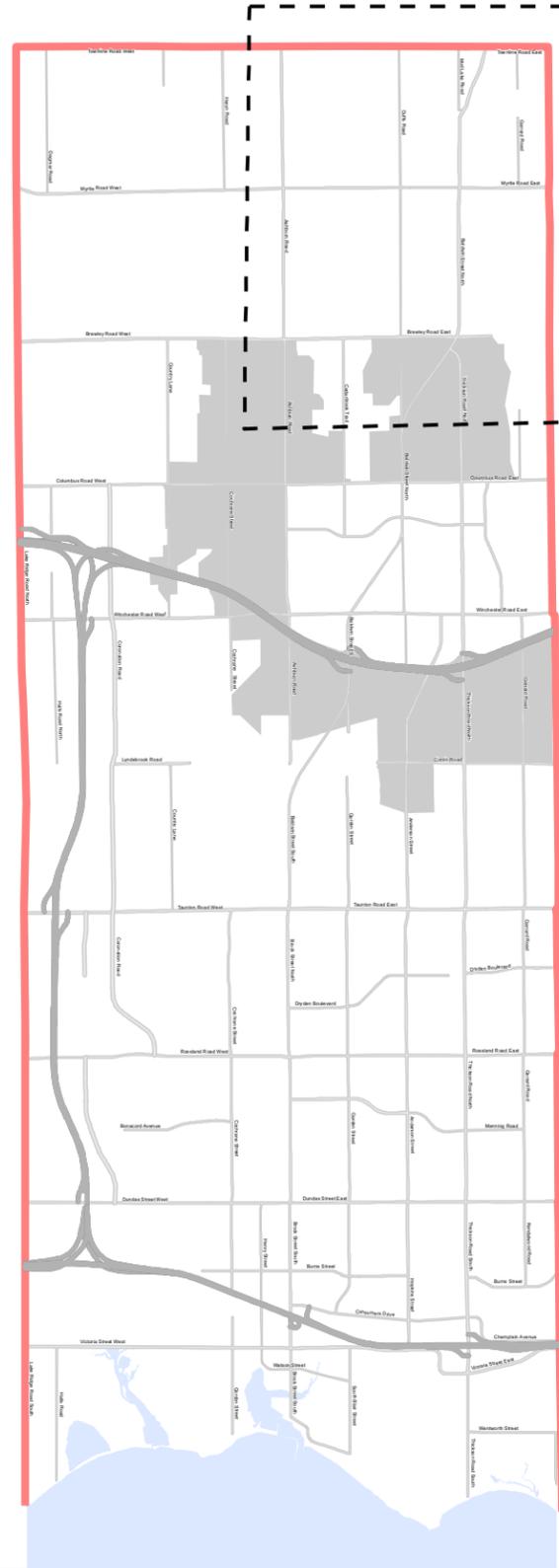
-  Lake Ontario
-  Whitby Boundary
-  Brooklin Expansion Area
- ZB 1784**
-  AS
-  GB
- ZB 2585**
-  CW
-  GB



# LOCAL COMMERCIAL ZONE (C1)



## Key Map

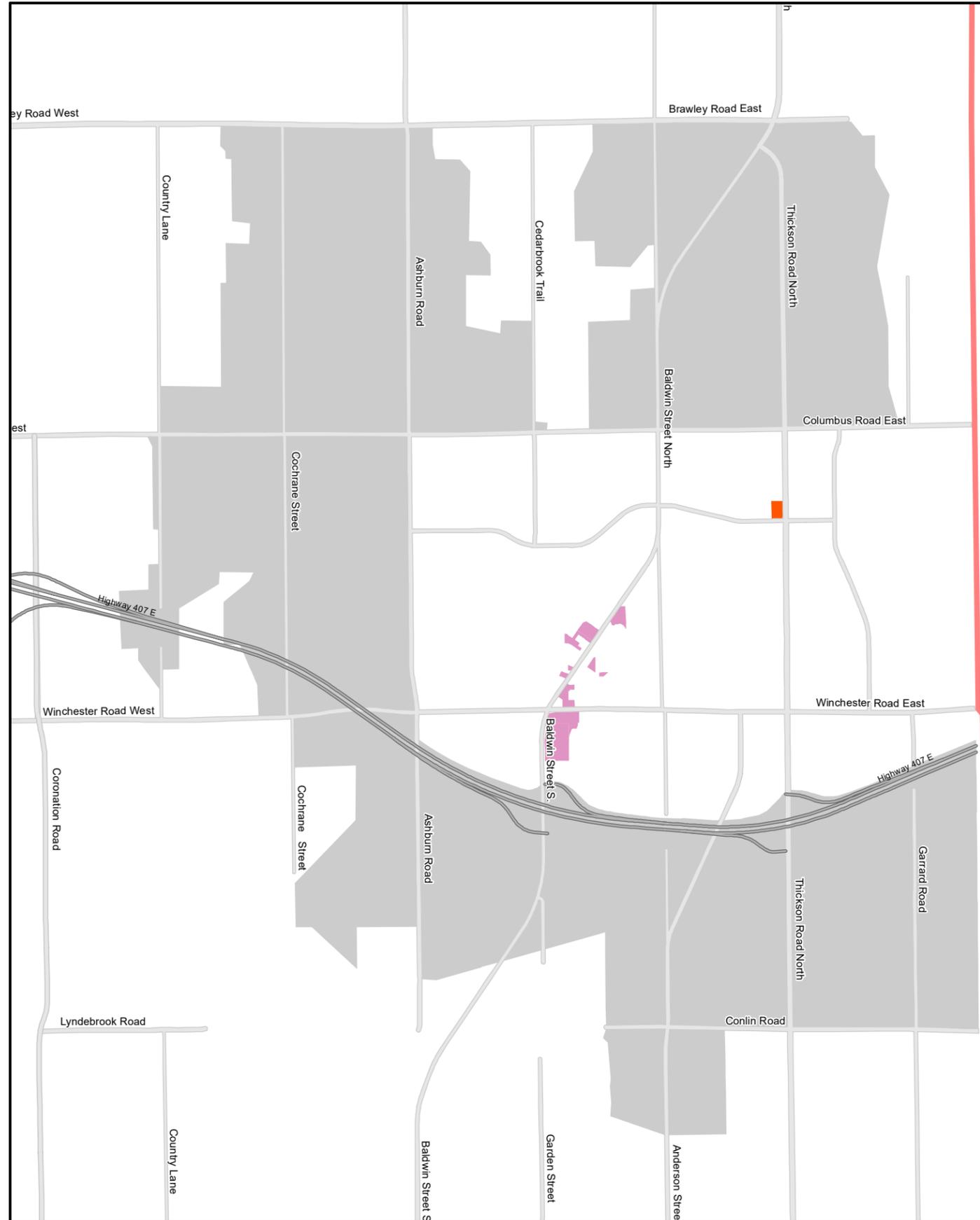


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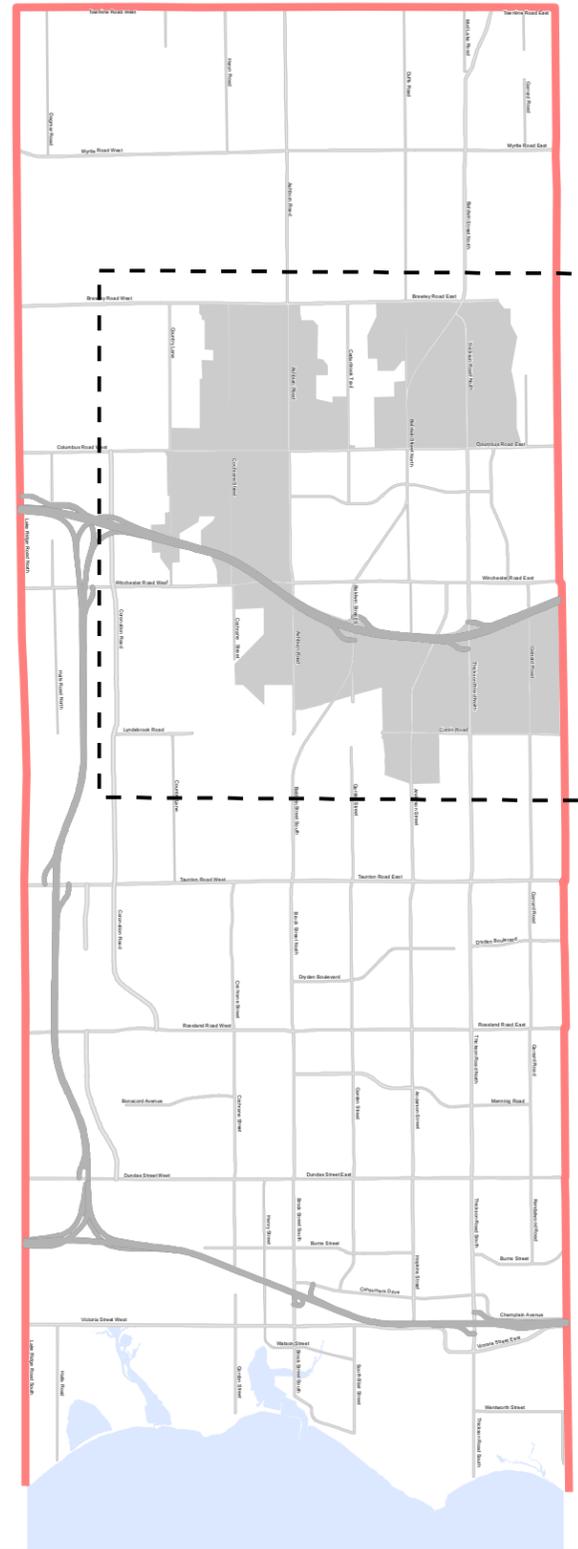


- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area
- ZB 1784**
- C1
- C1-VB
- ZB 2585**
- C1
- ZB 5581**
- ORM-C1

# LOCAL COMMERCIAL ZONE (C1)



## Key Map

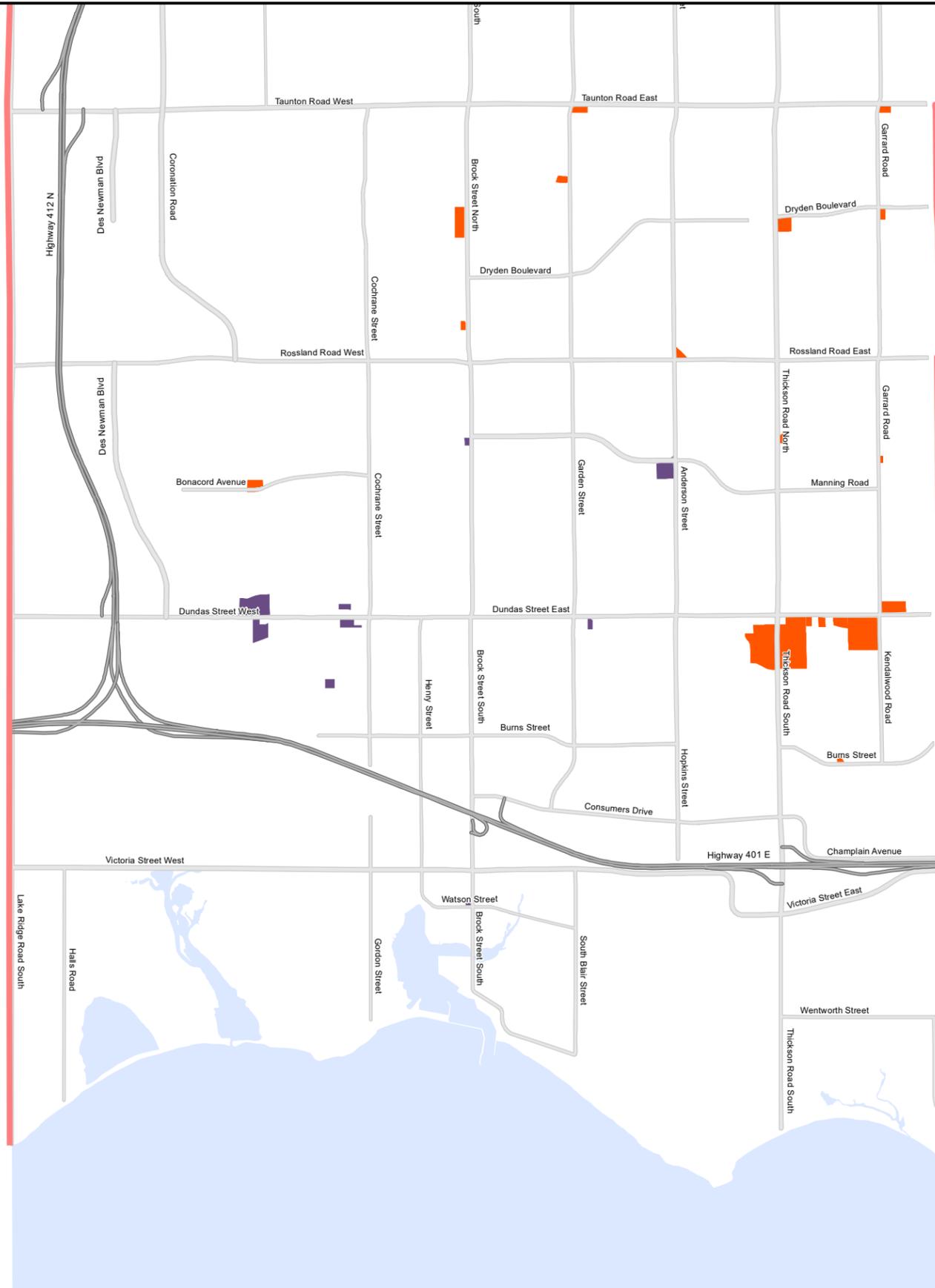


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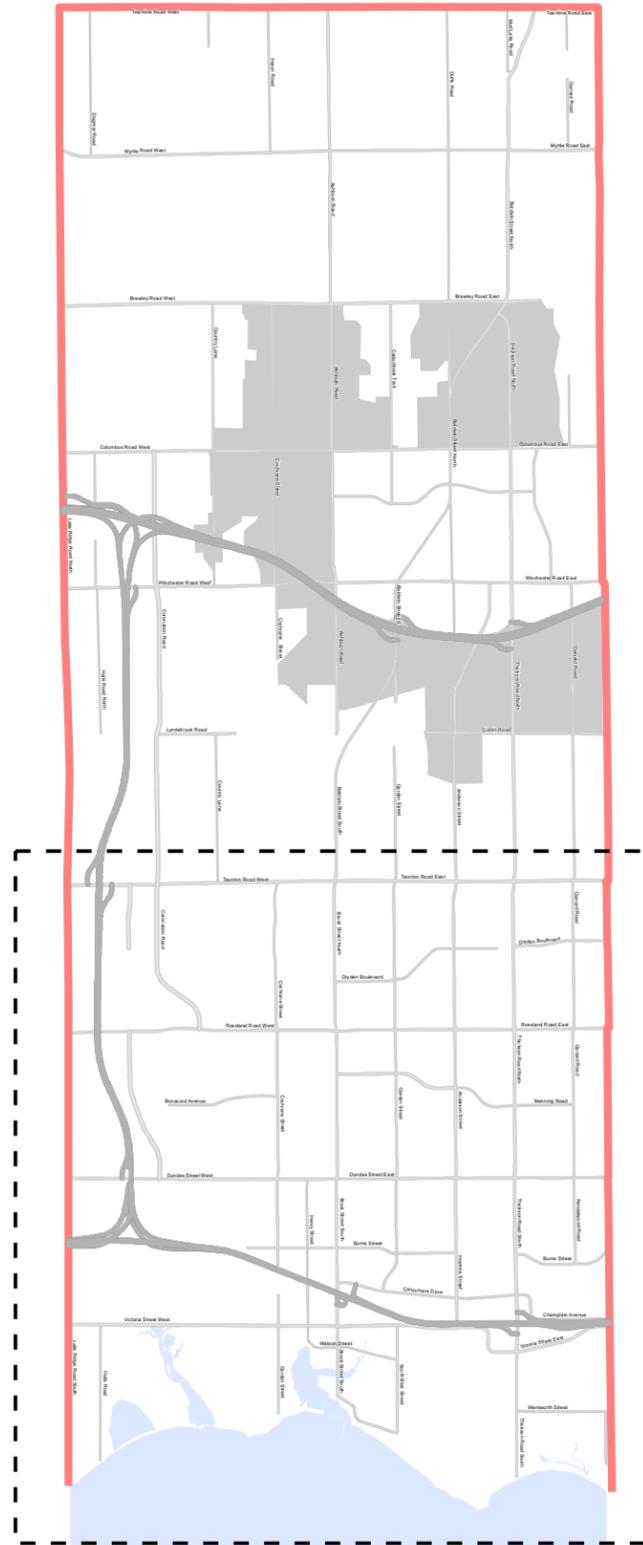


- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area
- ZB 1784**
- C1
- C1-VB
- ZB 2585**
- C1
- ZB 5581**
- ORM-C1

# LOCAL COMMERCIAL ZONE (C1)



## Key Map



## Legend

-  Lake Ontario
-  Whitby Boundary
-  Brooklin Expansion Area
- ZB 1784**
-  C1
-  C1-VB
- ZB 2585**
-  C1
- ZB 5581**
-  ORM-C1



# HIGHWAY COMMERCIAL ZONE (C2)



## Key Map

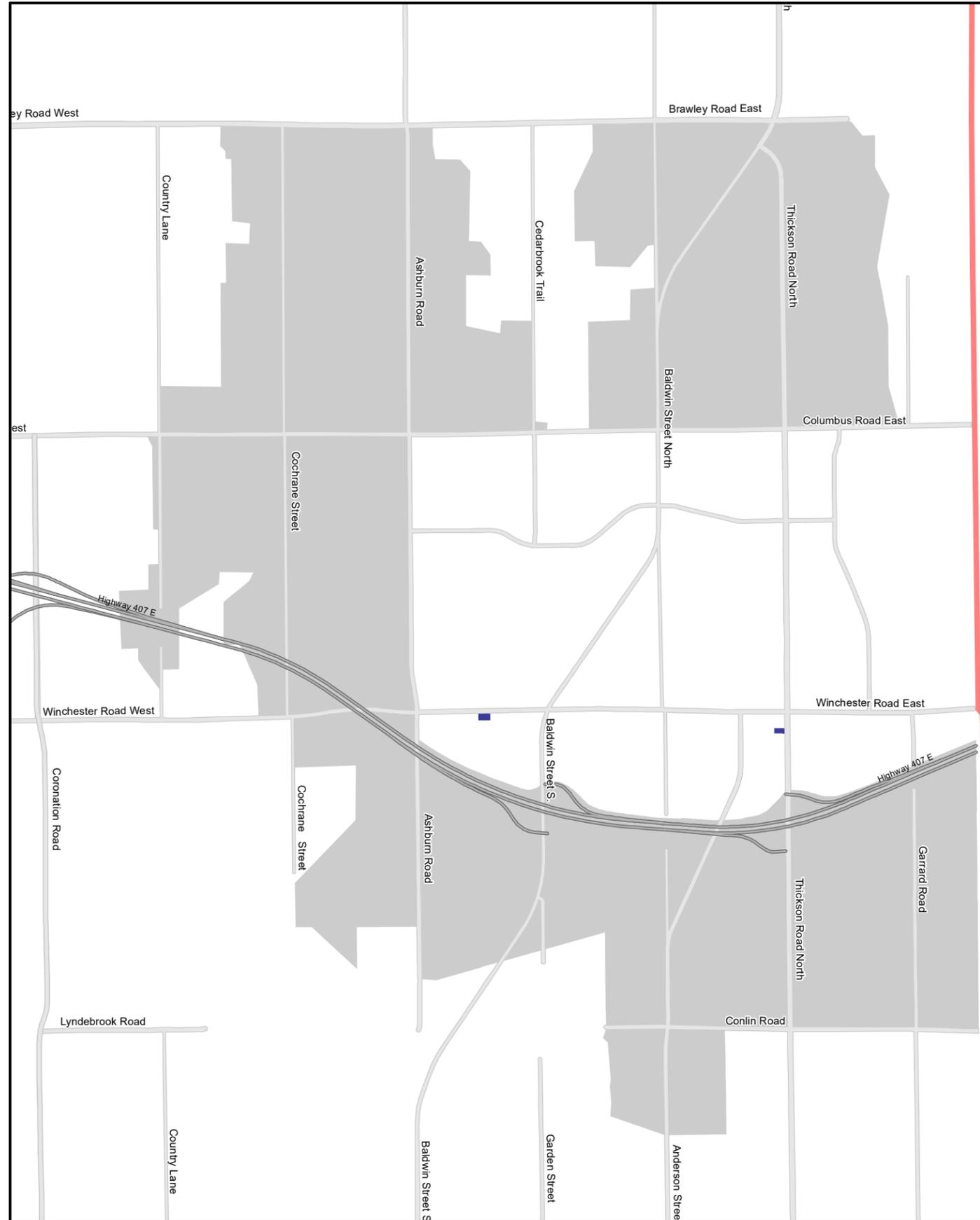


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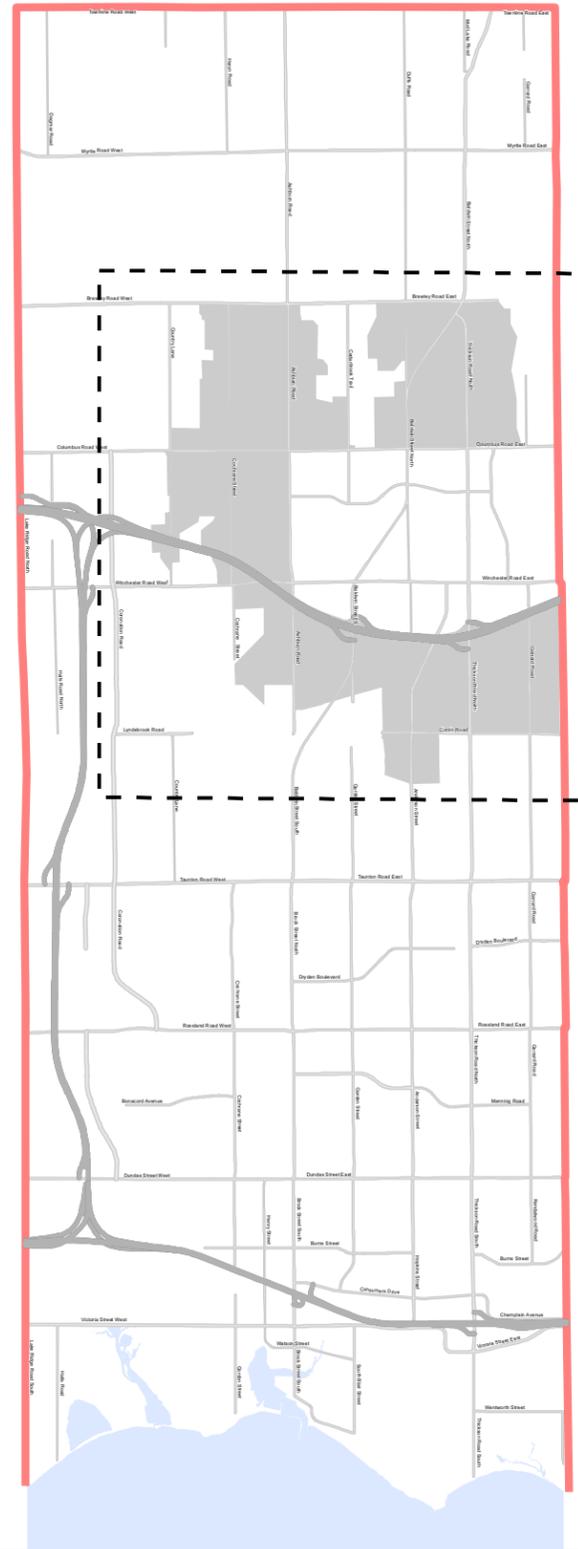


- Lake Ontario
- Whitby Boundary
- Brooklin Expansion Area
- ZB 1784**
- C2
- ZB 2585**
- C2
- ZB 5581**
- ORM\_C2

# HIGHWAY COMMERCIAL ZONE (C2)



## Key Map

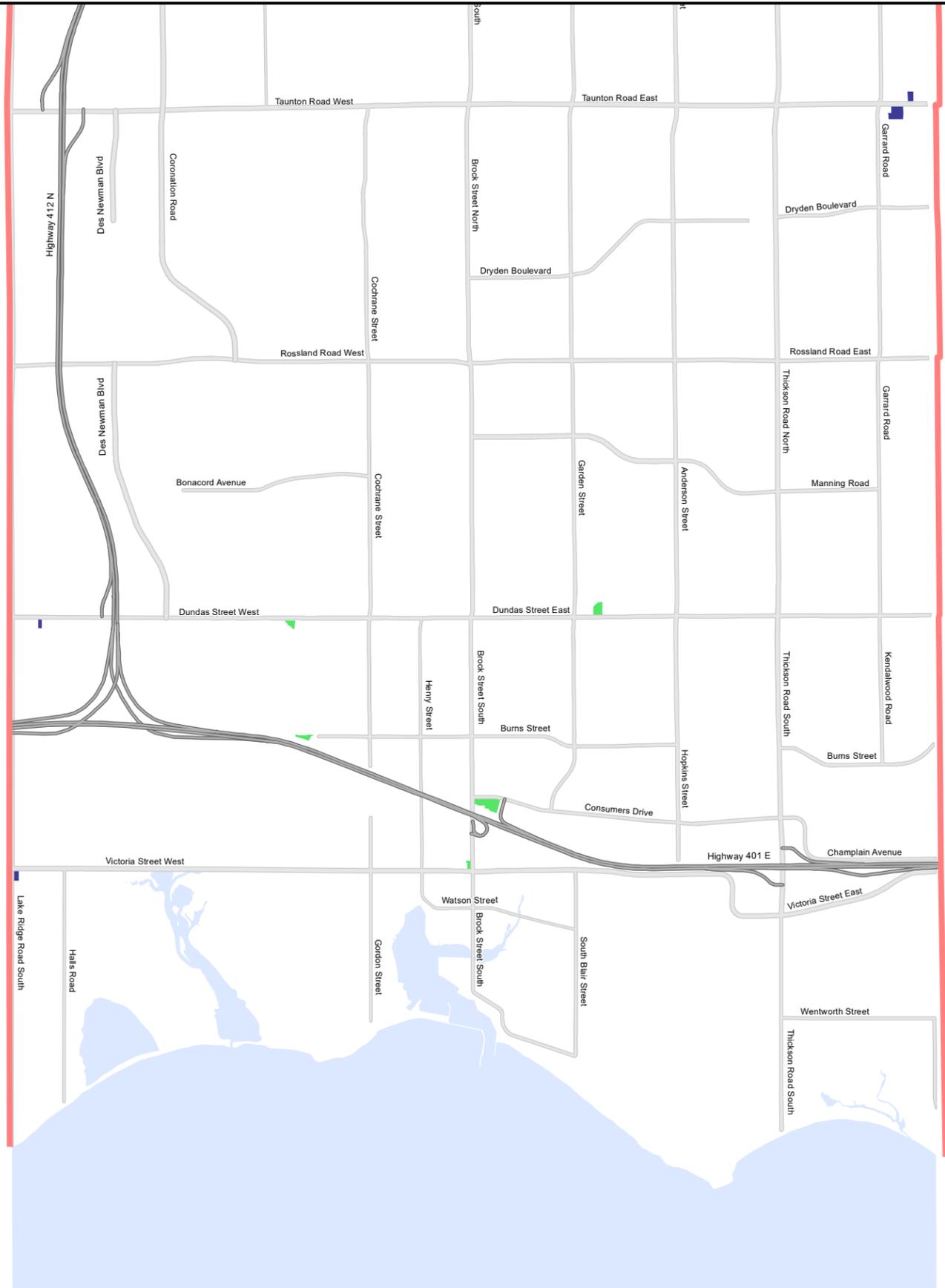


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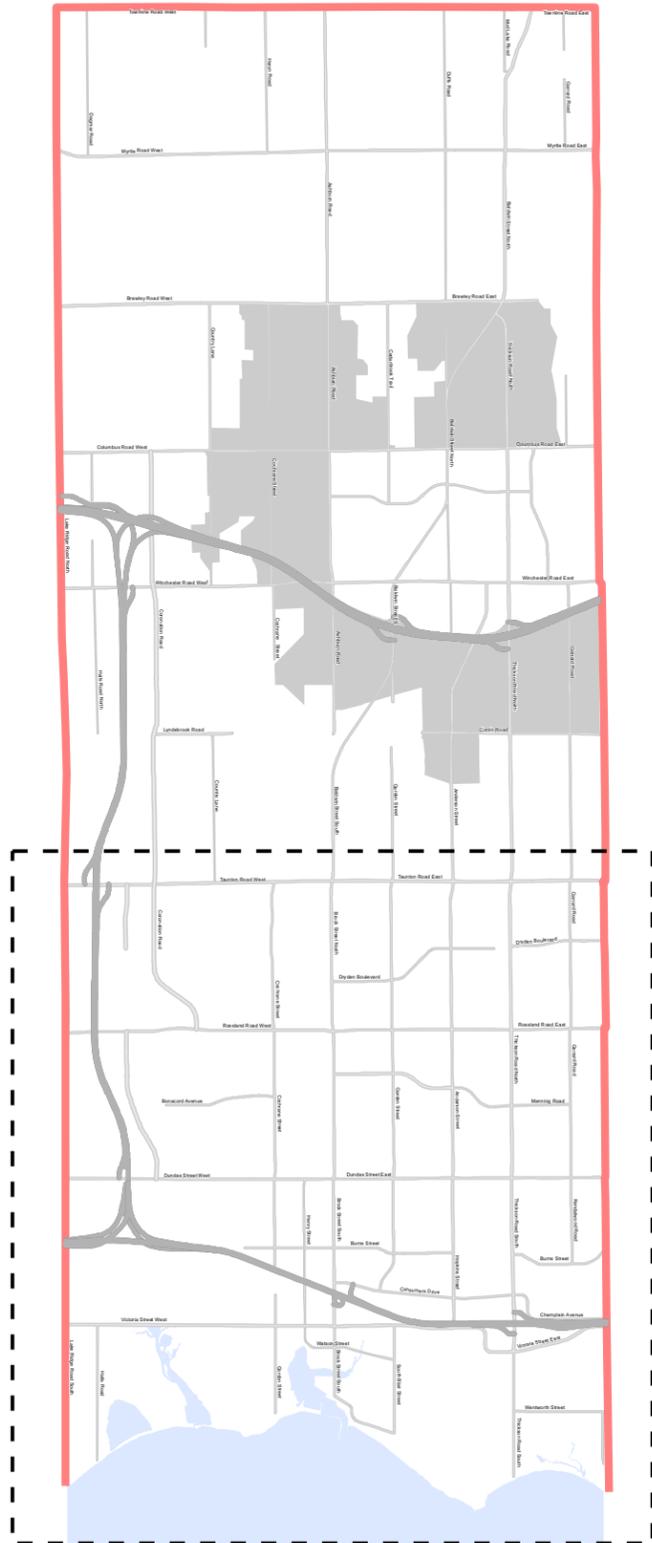
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-  Whitby Boundary
-  Brooklin Expansion Area
- ZB 1784**
-  C2
- ZB 2585**
-  C2
- ZB 5581**
-  ORM\_C2



# HIGHWAY COMMERCIAL ZONE (C2)



**Key Map**

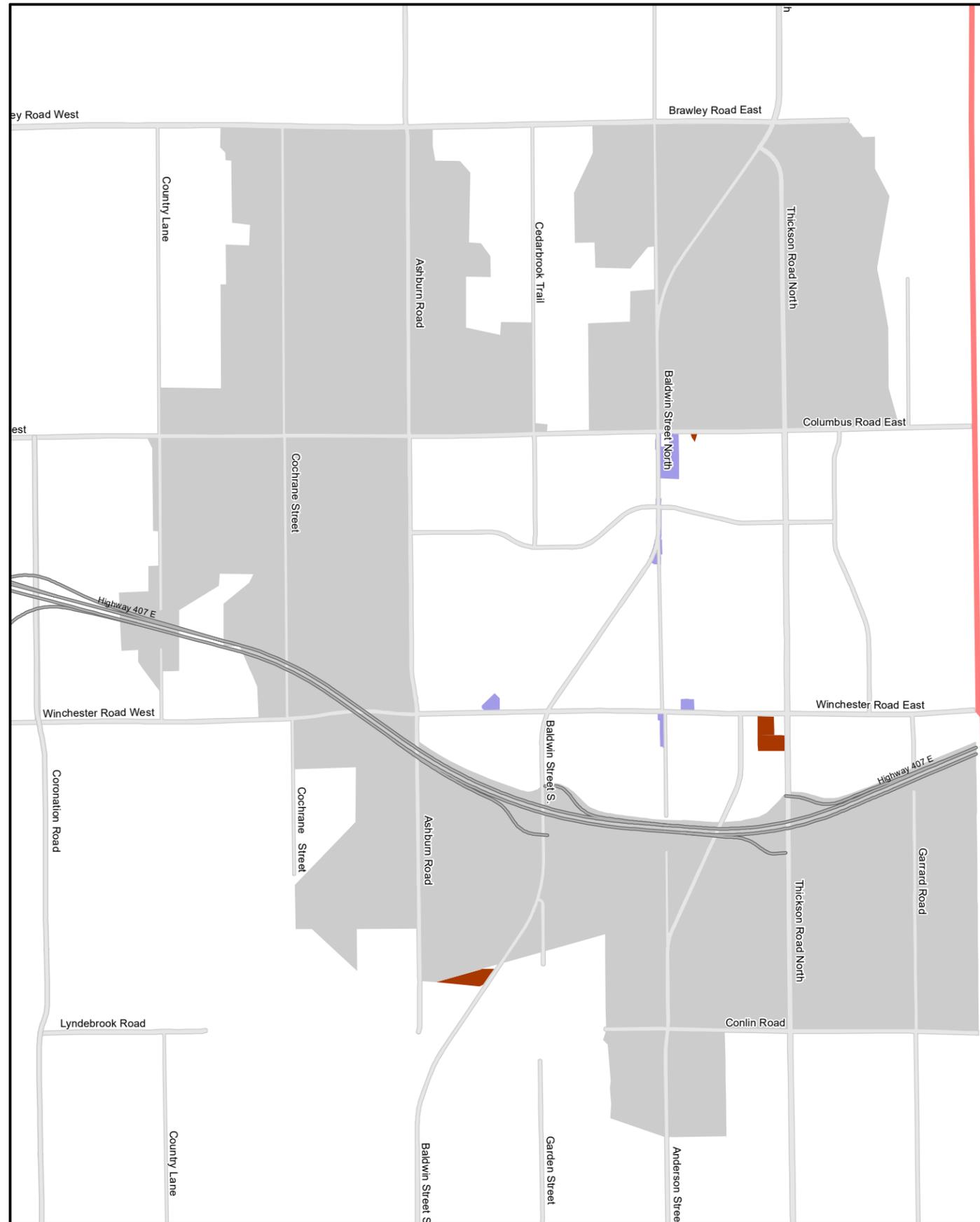


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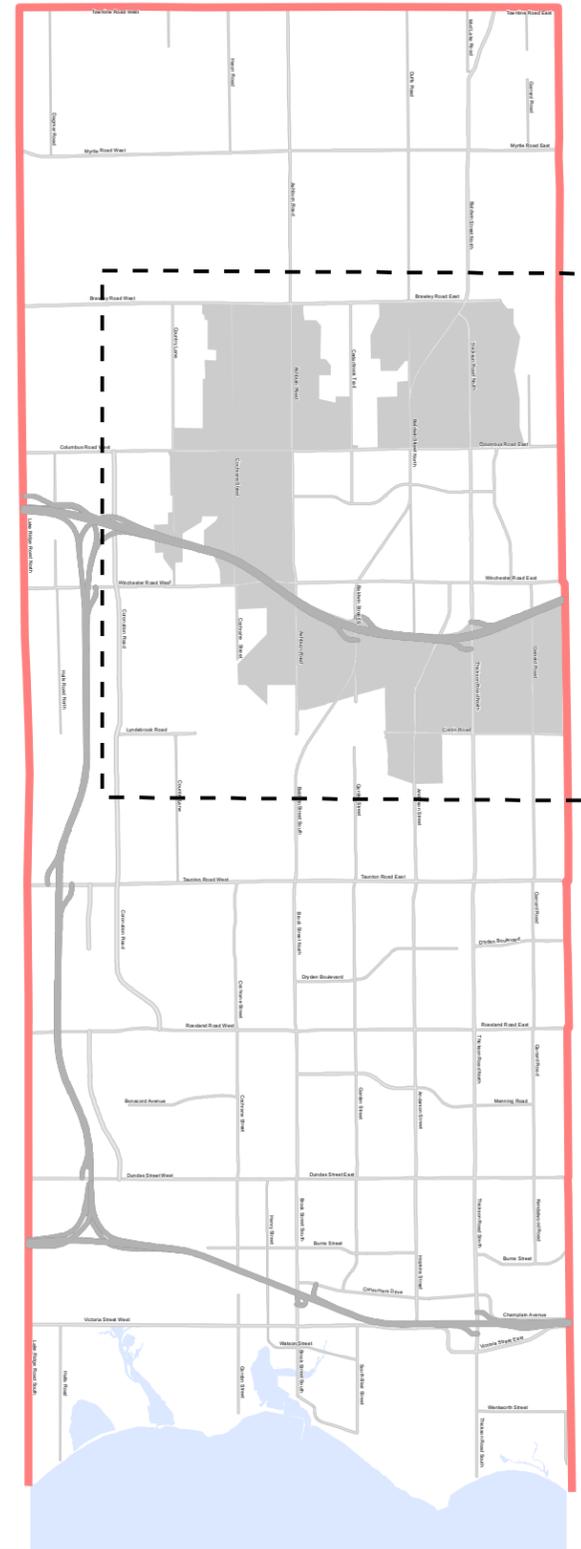
-  Lake Ontario
-  Whitby Boundary
-  Brooklin Expansion Area
- ZB 1784**
-  C2
- ZB 2585**
-  C2
- ZB 5581**
-  ORM\_C2



# SPECIAL PURPOSE COMMERCIAL ZONE (C2-S)



## Key Map

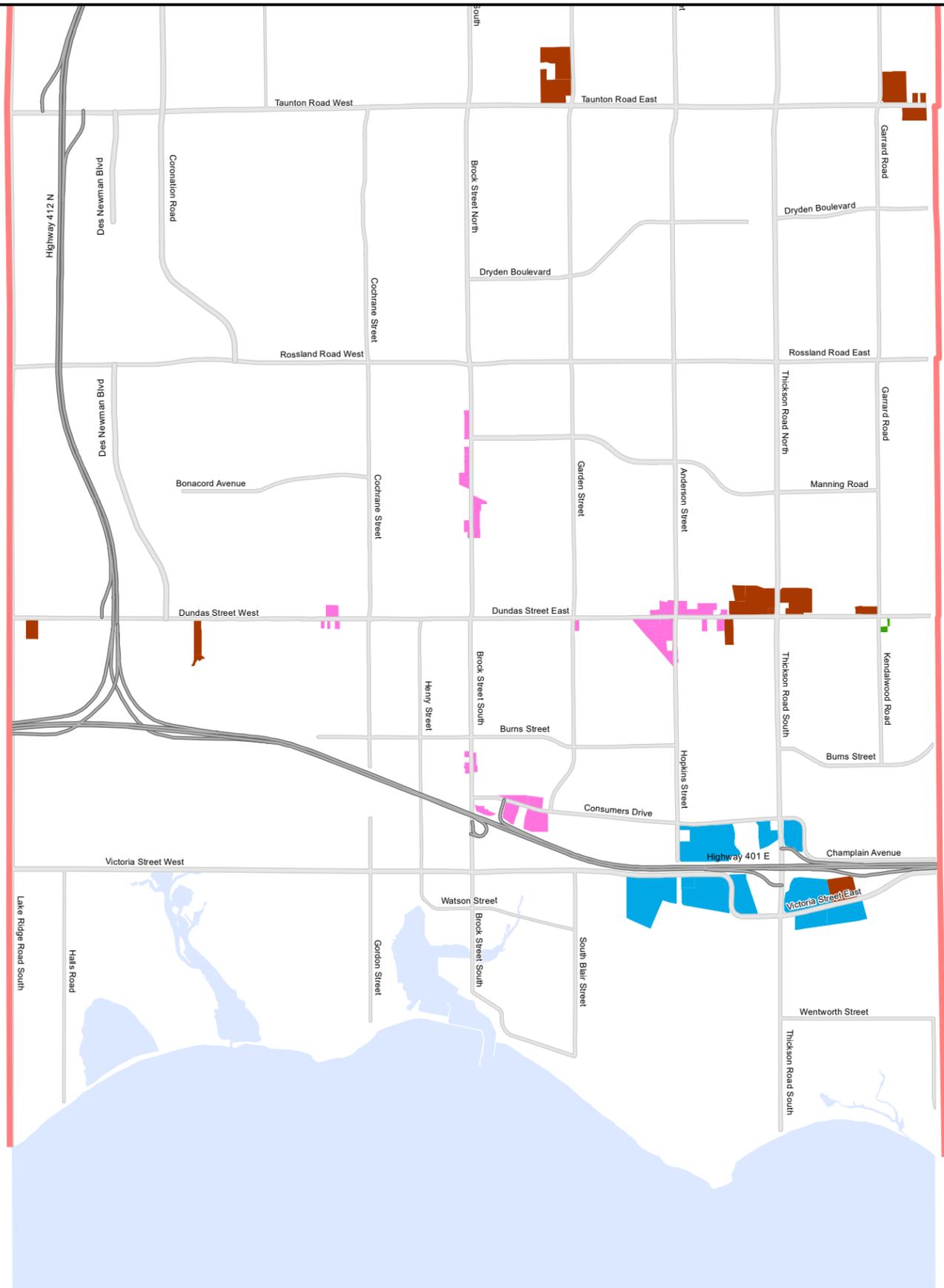


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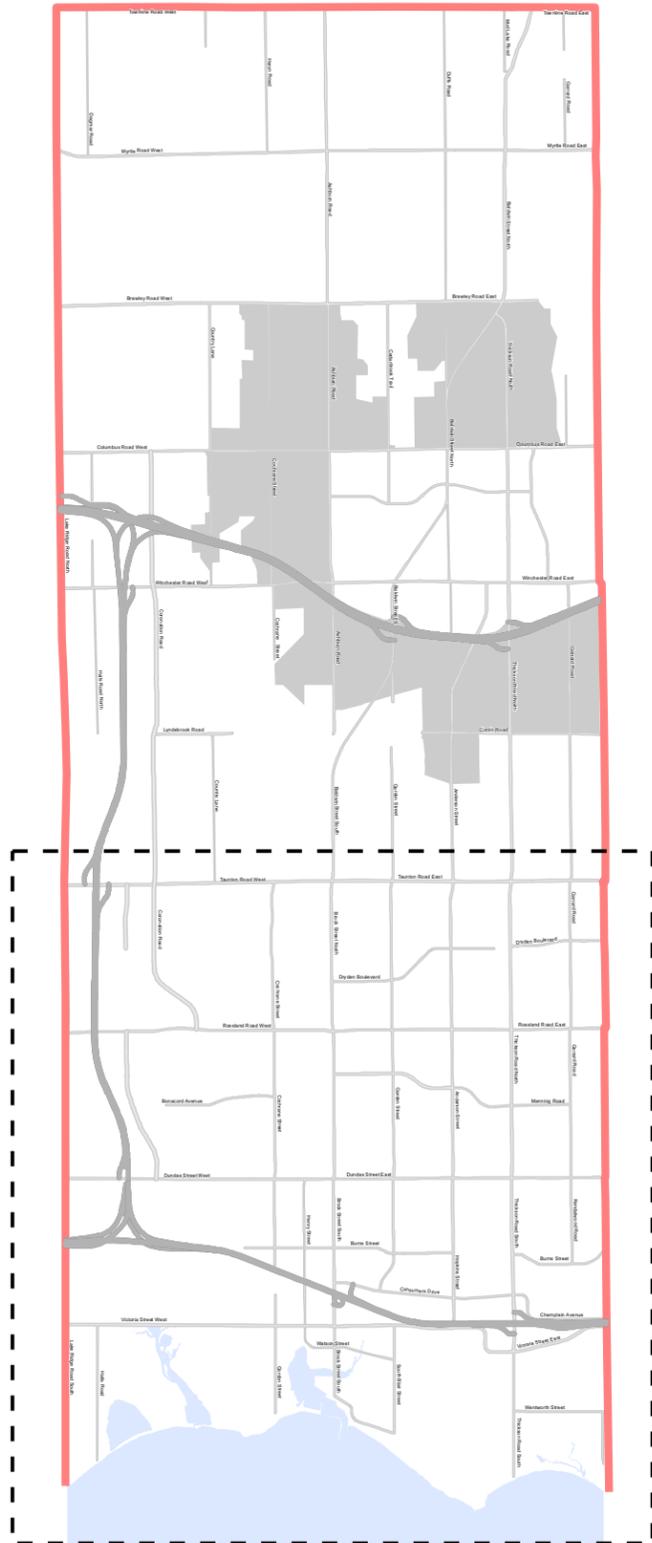
-  Lake Ontario
-  Whitby Boundary
-  Brooklin Expansion Area
- ZB 1784**
  -  C2-S-CN
  -  C2-S-BP
  -  C2-S-RW
  -  C2-S
- ZB 2585**
  -  C2-S



# SPECIAL PURPOSE COMMERCIAL ZONE (C2-S)



## Key Map

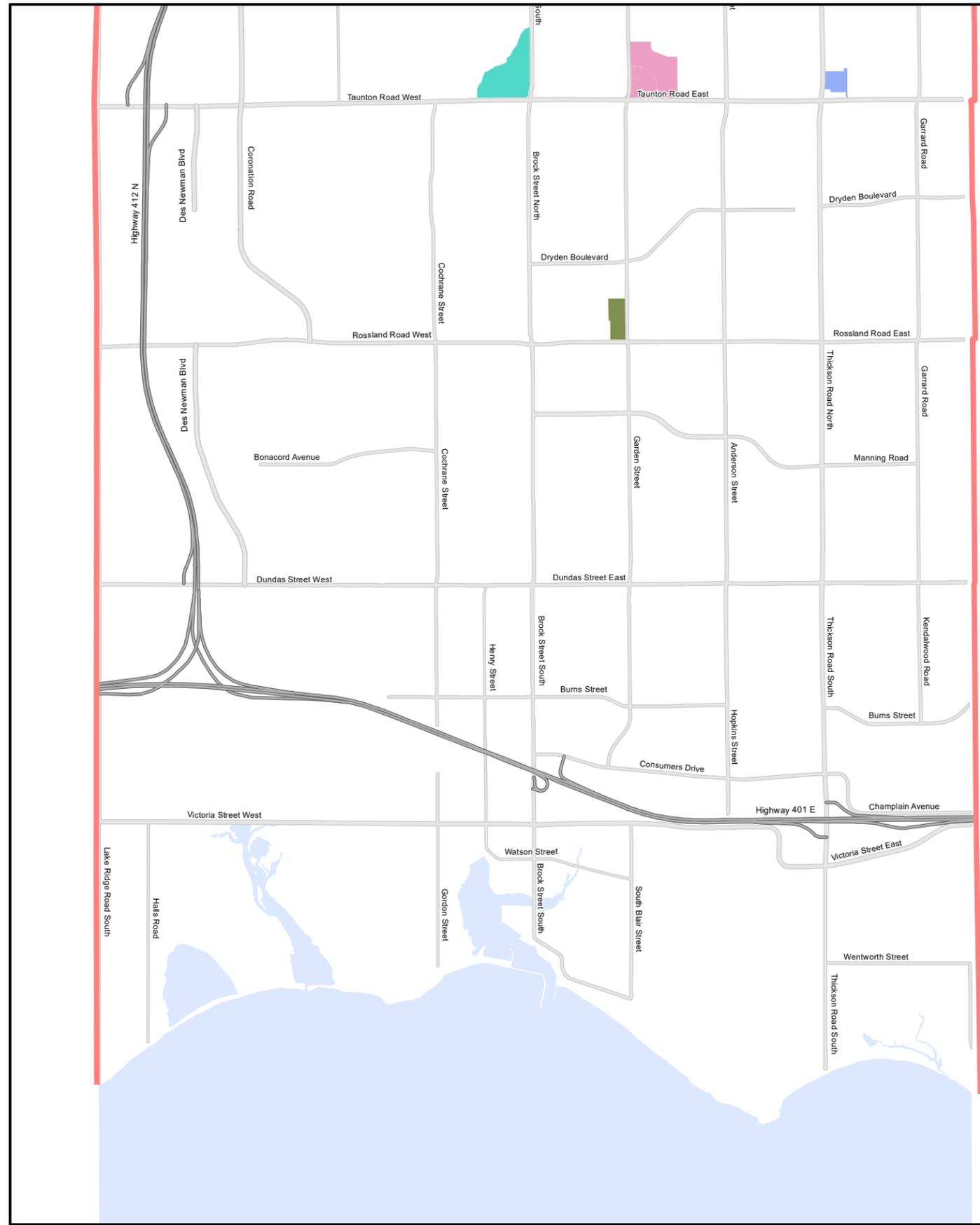


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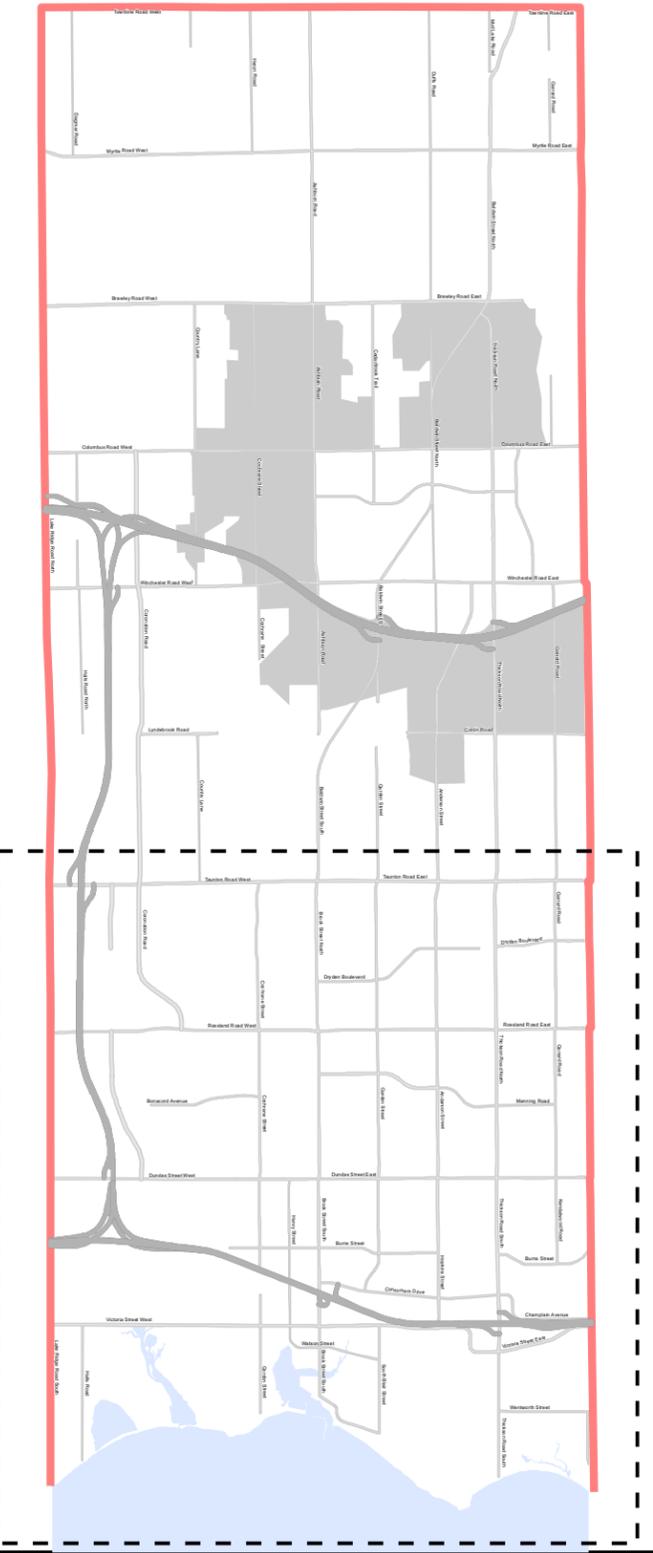
-  Lake Ontario
-  Whitby Boundary
-  Brooklin Expansion Area
- ZB 1784**
-  C2-S-CN
-  C2-S-BP
-  C2-S-RW
-  C2-S
- ZB 2585**
-  C2-S



# CENTRAL AREA COMMERCIAL ZONE (CAC)



## Key Map



## Legend

-  Lake Ontario
-  Whitby Boundary
-  Brooklin Expansion Area
- ZB 1784 Comm CAC**
-  CAC
-  CAC-BT
-  CAC-GT
-  CAC-TT



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# Appendix D: Comparison of Official Plan designations and Commercial Zones Tables



## Major Commercial Designations

<b>OP Designation</b>	<b>Major Commercial - Parent Official Plan (Schedule A)</b>	
<b>Location</b>	Intersection of Thickson and Dundas Street East (south side) and intersection of Kendalwood Road and Dundas Street East (southwest side).	
<b>Maps</b>	Maps 36/40.	
<b>Permitted Uses and Key provisions:</b>	<p>4.5.3.1.1</p> <ul style="list-style-type: none"> <li>• Comprises large, multi-function commercial areas serving the requirements of the Municipality as a whole and surrounding region.</li> <li>• Full range of retail, including major retail uses, restaurants, entertainment, cultural, recreational, community, institutional, personal service, and business, and corporate and professional office, including major office, uses are permitted.</li> <li>• Department stores and supermarkets are encouraged to locate in areas designated as Major Commercial.</li> <li>• Mixed commercial/residential uses may also be permitted subject....”</li> </ul>	
<b>Zones</b>	<b>1784 C1</b>	<b>1784 C3</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>• The C1 Zone doesn't currently permit personal services or a supermarket/food store, though it does permit retail stores.</li> <li>• Large area zoned site specific C-1-B.</li> </ul>	<ul style="list-style-type: none"> <li>• The C3 Zone doesn't currently permit a supermarket/food store, though it does permit retail stores.</li> </ul>
<b>Other Zones</b>	In addition to the above noted zones, there are also portions of the Major Commercial designation zoned as Institutional (I*).	

<b>OP Designation</b>	<b>Major Commercial - Brock/Taunton Major Central Area Secondary Plan (Schedule N)</b>
<b>Location</b>	North Side of Taunton at Brock Street and Garden Street.
<b>Map</b>	26 & 27
<b>Permitted Uses and Key provisions:</b>	<p>11.8.4.1</p> <ul style="list-style-type: none"> <li>• Permit a complete range of retail, personal service, office, institutional, community, recreational, residential, and entertainment uses.</li> </ul> <p>11.8.4.2</p> <ul style="list-style-type: none"> <li>• The maximum gross leasable floor space assignment for retail and personal service uses, north of Taunton Road, within the Major Commercial designation shall generally be: <ul style="list-style-type: none"> <li>○ 40,700 square metres on the west side of Baldwin Street South;</li> <li>○ 7,800 square metres on the east side of Baldwin Street South;</li> <li>○ 23,740 square metres on the west side of Garden Street, and</li> <li>○ 41,000 square meters on the east side of Garden Street</li> <li>○ for a total of 113,240 square metres.</li> </ul> </li> </ul> <p>11.8.4.3</p> <ul style="list-style-type: none"> <li>• Medium and high density residential uses may be permitted in conjunction with the permitted non-residential uses, subject to the requirements of the implementing Zoning By-law.</li> </ul> <p>11.8.4.9</p> <ul style="list-style-type: none"> <li>• The minimum building height shall be 2 storeys and the maximum building height shall be 18 storeys.</li> </ul> <p>11.8.4.11</p> <ul style="list-style-type: none"> <li>• Maximum permitted residential density on lands designated as Major Commercial-1 is 465 units per net hectare. For the purposes of this calculation, net residential hectare shall include all private laneways.</li> </ul>

<b>Zones</b>	<b>1784 C2-S</b>	<b>1784 CAC-BT</b>	<b>1784 CAC-GT</b>	<b>1784 GB/CW</b>
<b>Notes.</b>	<ul style="list-style-type: none"> <li>• Residential uses are prohibited in this Zone.</li> <li>• Retail stores, community uses, personal service uses not listed as permitted uses.</li> <li>• Max height of building is 10m in zone as opposed to 18 storeys.</li> </ul>	<ul style="list-style-type: none"> <li>• Residential uses are not permitted in this Zone.</li> <li>• Max building height is 8 storeys.</li> </ul>	<ul style="list-style-type: none"> <li>• Residential uses are not permitted in this Zone.</li> <li>• Max building height is 8 storeys</li> </ul>	<ul style="list-style-type: none"> <li>• Only permits a gasoline bar.</li> <li>• Maximum height is 9.5m.</li> </ul>
<b>Other Zones</b>	In addition to the commercial zones, the following non-commercial zones are within the Brock Taunton Major Commercial designation: G and A.			

<b>OP Designation</b>	<b>Major Commercial - Rossland/Garden Major Central Area (Schedule J)</b>
<b>Location</b>	North-west portion of the intersection at Rossland Road East and Garden Street.
<b>Map Number</b>	31
<b>Permitted Uses and Key provisions:</b>	<p>11.4.4.1</p> <ul style="list-style-type: none"> <li>• A fully integrated array of shopping, personal and business services, office, institutional, community, recreational and residential uses shall be permitted.</li> </ul> <p>11.4.4.2</p> <ul style="list-style-type: none"> <li>• No automotive retail and service uses, or gas stations which have direct exposure or frontage on Rossland Road shall be permitted.</li> </ul>
<b>Zones</b>	<b>1784 CAC</b>
<b>Notes</b>	Zone does not permit residential uses.
<b>Other Zones</b>	In addition to the commercial zones, the following non-commercial zones are within the Major Commercial designation: R2

<b>OP Designation</b>	<b>Major Commercial – Brooklin Secondary Plan (Schedule K)</b>
<b>Location</b>	South side of Winchester Road at Baldwin Street.
<b>Permitted Uses and Key provisions:</b>	<p>11.5.15.1</p> <ul style="list-style-type: none"> <li>Lands designated as Major Commercial on Schedules “K” and “K1” shall be developed in accordance with Section 4.5.3.1, except as modified by the following additional policies.</li> </ul> <p>11.5.15.2</p> <ul style="list-style-type: none"> <li>The Major Commercial designation shall function as an extension of the commercial shopping area in the Downtown as well as an urban gateway into the historic Downtown.</li> </ul> <p>11.5.15.3</p> <ul style="list-style-type: none"> <li>The Major Commercial designation shall provide for the higher order shopping needs of the Brooklin community and development is encouraged to accommodate at least one department store. Development in the Major Commercial designation shall be planned to achieve the retail space targets set out in Section 11.5.4.13.</li> </ul> <p>11.5.15.4</p> <ul style="list-style-type: none"> <li>Lands designated as Major Commercial shall be planned to accommodate a range of uses from its initial development and not be developed solely for one permitted land use type. In addition to the planned commercial development, the designation shall accommodate residential units in stand-alone or mixed-use formats. The extent of residential and mixed-use development in the initial stages and the phasing of residential and mixed use development over time will be illustrated in the Comprehensive Block Plan required in Sections 11.5.4.18 and 11.5.4.19. It is recognized that the mixed-use elements may occur in stages as the area develops and intensifies over the long-term.</li> </ul>

	<p>11.5.15.5</p> <ul style="list-style-type: none"> <li>The minimum and maximum permitted residential density in the Major Commercial designation shall be as set out in Section 11.5.11.3.</li> </ul> <p>11.5.15.6</p> <ul style="list-style-type: none"> <li>The permitted residential and mixed-use building height in the Major Commercial designation shall be a minimum of 2 storeys and a maximum of 6 storeys within the Downtown Brooklin Intensification Area as shown on Schedule “B” and a minimum of 2 storeys and a maximum of 12 storeys in the remainder of the Major Commercial designation.</li> </ul> <p>11.5.15.7</p> <ul style="list-style-type: none"> <li>The minimum building height for non-residential buildings in the Major Commercial designation shall be 2 storeys. The proportion of the second floor that is occupied by functional space shall be set out in the zoning by-law.</li> </ul>		
	<b>1784 C2</b>	<b>1784 C1-VB</b>	<b>1784 GB-CW</b>
<b>Zones</b>	Does not cover the breadth of uses called for in designation, including permissions for offices, personal services shops, residential uses, etc. No minimum height for residential uses.	No minimum height for residential uses.	Permits gas bars and car washes.
<b>Other Zones</b>	In addition to the commercial zones, the following non-commercial zones are within the Major Commercial designation: M1A and A.		

## Community Commercial

<b>OP Designation</b>	<b>Community Commercial - Parent Official Plan (Schedule A)</b>	
<b>Location</b>	Along Dundas Street West (north and south), east of Highway 412.	
<b>Map Number</b>	33/37 & 34/38	
<b>Permitted Uses and Key provisions:</b>	<p>4.5.3.2.1</p> <ul style="list-style-type: none"> <li>• Comprises commercial areas serving primarily the weekly shopping needs of several residential neighbourhoods or small segments of the Urban Area.</li> <li>• A range of retail uses, including supermarkets, restaurants, personal service, office, and community uses shall be permitted.</li> <li>• Residential uses may be integrated with commercial uses within the same building, or on the same lot, subject to Section 4.5.3.7.</li> <li>• Community Commercial areas shall be located within the Community Central Areas as shown on Schedule 'A', and shall generally range in size between 1.8 to 6 hectares with a range of approximately 5,500-15,000 square metres of gross leasable floor space.</li> </ul>	
<b>Zones</b>	<b>2585 C1</b>	<b>2585 GB</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>• Residential uses are prohibited and personal service shop and supermarket is not listed as permitted use, though retail store, barber shop and beauty parlour are.</li> </ul>	<ul style="list-style-type: none"> <li>• Only a gasoline bar is permitted.</li> </ul>

<b>OP Designation</b>	<b>Community Commercial - Lynde Shores Secondary Plan (Schedule G)</b>
<b>Location</b>	South-west portion of the intersection at Gordon Street and Victoria Street West.
<b>Maps</b>	42
<b>Permitted Uses and Key provisions:</b>	<p>4.5.3.2.1</p> <ul style="list-style-type: none"> <li>The Community Commercial designation comprises commercial areas serving primarily the weekly shopping needs of several residential neighbourhoods or small segments of the Urban Area.</li> <li>A range of retail uses, including supermarkets, restaurants, personal service, office, and community uses shall be permitted. Residential uses may be integrated with commercial uses within the same building, or on the same lot.</li> </ul> <p>11.2.5.2</p> <ul style="list-style-type: none"> <li>Residential development shall be permitted within the Community Commercial designation on the second and above floors of the commercial development to a maximum overall building height of 12 storeys and a maximum density of 100 units per net hectare.</li> </ul> <p>11.2.5.3</p> <ul style="list-style-type: none"> <li>Notwithstanding Sections 4.3 and 4.5 of this Plan to the contrary, the minimum and maximum floor space capacity for the commercial component within the Community Commercial designation shall be 3,000 square metres and 8,900 square metres respectively.</li> </ul>
<b>Zones</b>	<b>2585 C3 - R</b>
<b>Notes</b>	While the C3 zone has long been repealed, site specific exception C3-R applies to this property. The permitted uses of the site specific exception generally align with that of the designation, except supermarkets and offices are not permitted.

<b>OP Designation</b>	<b>Community Commercial - Thickson/Taunton Community Secondary Plan (Schedule O)</b>	
<b>Location</b>	North-east intersection of Taunton and Thickson Road.	
<b>Map</b>	28	
<b>Permitted Uses and Key provisions:</b>	<p>11.9.4.1</p> <ul style="list-style-type: none"> <li>The Community Commercial designation shall permit a range of retail, personal service, office, entertainment, and community uses, in accordance with the relevant policies of Sections 4.3 and 4.5 of this Plan.</li> </ul> <p>11.9.4.2</p> <ul style="list-style-type: none"> <li>The gross leasable floor space assignment for retail and personal service uses shall generally be 7,000 square metres.</li> <li>Additional floor space will also be permitted for business and corporate offices which are located within the upper floors of a commercial development.</li> </ul> <p>11.9.4.3</p> <ul style="list-style-type: none"> <li>Medium and high-density residential uses may be permitted in conjunction with the permitted non-residential uses, subject to an amendment to the Zoning By-law.</li> </ul> <p>11.9.4.6</p> <ul style="list-style-type: none"> <li>The minimum building height shall generally be 2 storeys and the maximum building height shall be 6 storeys.</li> <li>Maximum building heights shall only be permitted where buildings are located in proximity to the arterial roads.</li> <li>Increased building heights along the Taunton Road Intensification Corridor may be considered in accordance with Section 4.2.7.</li> </ul>	
<b>Zones</b>	<b>1784 CAC - TT</b>	<b>1784 GB-CW</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>Residential uses are not listed as a permitted use in this zone.</li> </ul>	<ul style="list-style-type: none"> <li>Only permits a gasoline bar/car wash.</li> </ul>

**Other Zones**

In addition to the commercial zones, the following non-commercial zones are within the Community  
Commercial designation: G

## Local Commercial

OP Designation	Local Commercial & Convenience Commercial Centres - Parent Official Plan (Schedule A) and Local Commercial Brooklin Secondary Plan (Schedule K)
<b>Location</b>	<ul style="list-style-type: none"> <li>• West side of Garden Street, north of Dryden Boulevard;</li> <li>• West side of Brock Street North, north of Dryden Boulevard;</li> <li>• South-east side of Dryden Boulevard and Thickson Road North;</li> <li>• North side of Bonacord Avenue;</li> <li>• South-west of Manning Road and Anderson Street;</li> <li>• South-west of Cochrane Street and Dundas Street West;</li> <li>• At Carnwith Drive and Thickson Road North.</li> </ul>
<b>Map</b>	30, 31, 32, 33, 35 & 38
<b>Permitted Uses and Key provisions:</b>	<p>4.5.3.3.1</p> <ul style="list-style-type: none"> <li>• Local Commercial areas comprise small commercial areas serving the day-to-day needs of an adjacent residential area.</li> <li>• A range of retail uses, including a food store or small supermarket, restaurants, personal service uses, offices, and community uses shall be permitted. Residential uses may be integrated with commercial uses within the same building.</li> <li>• Local Commercial areas shall generally range between 0.8 to 2.0 hectares in size, with up to approximately 3,500 square metres of gross leasable floor space.</li> <li>• Supermarkets in Local Commercial areas shall generally have less than 2,000 square metres of gross leasable floor space.</li> </ul> <p>4.5.3.3.2</p> <ul style="list-style-type: none"> <li>• Convenience Commercial Centres provide goods and services of daily necessity to the immediate surrounding neighbourhood, including retail uses of a convenience nature, small-</li> </ul>

	<p>scale restaurants, personal service uses, limited offices, and community uses, and may be permitted on sites generally less than 0.4 hectares with up to approximately 1,000 square metres of gross leasable floor space.</p> <p>4.5.3.3.4</p> <ul style="list-style-type: none"> <li>Local Commercial areas shall be located on an arterial road and Convenience Commercial Centres shall be located on an arterial or collector road, generally at intersections with other roads, and shall be constructed and maintained as to be contextually consistent with the massing and building heights of adjacent uses.</li> </ul> <p>11.5.18.1</p> <ul style="list-style-type: none"> <li>Lands designated as Local Commercial on Schedule “K” shall be developed in accordance with Section 4.5.3.3 of this Plan.</li> </ul>	
<b>Zones</b>	<b>1784 C1</b>	<b>2585 C1</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>Neither personal service uses nor food store, supermarkets are listed as permitted uses, though retail stores are permitted.</li> </ul>	<ul style="list-style-type: none"> <li>Neither personal service uses nor food store, supermarkets are listed as permitted uses, though retail stores and barber shops and beauty parlours are permitted.</li> </ul>

## Special Purpose Commercial

<b>OP Designation</b>	<b>Special Purpose Commercial - Parent Official Plan (Schedule A)</b>		
<b>Location</b>	East of Brock Street South, north and south of Consumers Drive.		
<b>Map</b>	39/40		
<b>Permitted Uses and Key provisions:</b>	<p>4.5.3.4.1</p> <ul style="list-style-type: none"> <li>• Serve those specialized needs of the community on an occasional basis with services and facilities which require larger parcels of land and exposure to traffic.</li> <li>• Uses include automotive and recreational vehicle sales and service, garden centres, restaurants, building supply centres, furniture and major appliance sales, financial establishments, and home supply and improvement centres.</li> </ul> <p>4.5.3.4.2</p> <ul style="list-style-type: none"> <li>• Areas designed as Special Purpose Commercial shall be located with exposure to arterial roads and are encouraged to develop in a comprehensive block manner in accordance with Section 6.2.4.2 of this Plan.</li> </ul>		
<b>Zones</b>	<b>2585 C2</b>	<b>2585 C2-S</b>	<b>2585 GB</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>• Does not permit financial establishments, home supply and improvement centres, garden centers or building supply centers.</li> </ul>	<ul style="list-style-type: none"> <li>• Does not permit financial establishments.</li> </ul>	<ul style="list-style-type: none"> <li>• Only a gasoline bar is permitted.</li> </ul>
<b>Notes</b>	In addition to the commercial zones, the following non-commercial zones are within the Special Purpose Commercial designation: M1A.		

<b>OP Designation</b>	<b>Special Purpose Commercial - Brooklin Secondary Plan (Schedule K)</b>
<b>Location</b>	Winchester Road East and Thickson Road N.
<b>Map</b>	
<b>Permitted Uses and Key provisions:</b>	<p>11.5.17.1</p> <ul style="list-style-type: none"> <li>Lands designated as Special Purpose Commercial on Schedule “K” shall be developed in accordance with Section 4.5.3.4 of this Plan.</li> </ul> <p>11.5.17.2</p> <ul style="list-style-type: none"> <li>In addition to the uses permitted in Section 4.5.3.4.1, places of worship shall also be permitted.</li> </ul> <p><b>11.5.17.3</b></p> <ul style="list-style-type: none"> <li>Notwithstanding the policies of Section 4.5.3.4, the lands at 360 Columbus Road East may be zoned to allow the continuation of the Charles H. Best Diabetes Centre and the conservation of the designated heritage building.</li> </ul>
<b>Zones</b>	<b>1784 C2-S</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>Does not permit financial establishments or places of worship..</li> </ul>
<b>Notes</b>	In addition to the commercial zones, the following non-commercial zones are within the Special Purpose Commercial designation: M1A.

<b>OP Designation</b>	<b>Special Purpose Commercial - Taunton North Community Secondary Plan (Schedule P)</b>
<b>Location</b>	Along Baldwin Street south of the 407 and the north-east intersection of Taunton Street and Garrard Road.
<b>Map</b>	23 & 28
<b>Permitted Uses and Key provisions:</b>	<p>11.10.9.1</p> <ul style="list-style-type: none"> <li>• The permitted uses within the Special Purpose Commercial 1 designation shall be in accordance with Section 4.5.3.4 of this Plan.</li> <li>• Development shall be located with exposure to arterial roads and is encourages to develop in a "comprehensive block" manner as defined in Section 6.2.4.2 of this Plan.</li> </ul>
<b>Zones</b>	<b>1784 C2-S</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>• Does not permit financial establishments.</li> </ul>

<b>OP Designation</b>	<b>Special Purpose Commercial – West Whitby Secondary Plan (Schedule V)</b>		
<b>Location</b>	South side of Dundas Street		
<b>Map</b>	33		
<b>Permitted Uses and Key provisions:</b>	11.10.9.1 <ul style="list-style-type: none"> <li>• The permitted uses within the Special Purpose Commercial 1 designation shall be in accordance with Section 4.5.3.4 of this Plan.</li> <li>• Development shall be located with exposure to arterial roads and is encourages to develop in a "comprehensive block" manner as defined in Section 6.2.4.2 of this Plan.</li> </ul>		
<b>Zones</b>	<b>1784 C2-S</b>	<b>1784 C2</b>	<b>1784 GB</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>• Does not permit financial establishments.</li> </ul>	<ul style="list-style-type: none"> <li>• The limited commercial uses permitted in this zone do not provide the variety called for in the policies.</li> </ul>	<ul style="list-style-type: none"> <li>• Permits Gas Bar only.</li> </ul>

## Other Commercial Designation

<b>OP Designation</b>	<b>Commercial - Hamlet of Ashburn (Schedule M)</b>	
<b>Location</b>	3 parcels within Hamlet of Ashburn (Ashburn Road and Myrtle Road East)	
<b>Map</b>	2	
<b>Permitted Uses and Key provisions:</b>	<p>11.7.4.1</p> <ul style="list-style-type: none"> <li>Limited retail and personal service uses, automobile service stations, public garages and farm implement dealerships. The specific commercial uses permitted on a particular property shall be specified in the Zoning By-law.</li> <li>The property at the north-east corner of Myrtle Road and Ashburn Road indicated as being subject to a Heritage Use Policy on Schedule “M” is the former Wilson House Hotel. This property may be zoned to permit a commercial use in the existing building if it is designated as a heritage structure under Part IV of the <b>Ontario Heritage Act</b>.</li> </ul>	
<b>Zones</b>	<b>5581-05 ORM - C1</b>	<b>5581-05 ORM-C2</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>Zone permits restaurants, not listed in policies.</li> </ul>	<ul style="list-style-type: none"> <li>Zone permits restaurants and not retail or personal service uses.</li> </ul>
<b>Notes</b>	In addition to the commercial zones, the following non-commercial zones are within the Commercial designation: ORM-A1.	

<b>OP Designation</b>	<b>Commercial – Downtown Secondary Plan (Schedule H)</b>
<b>Location</b>	Centered on Brock Street South and Dundas Street East
<b>Map</b>	34,35,38 & 39
<b>Permitted Uses and Key provisions:</b>	<p>11.10.9.1</p> <ul style="list-style-type: none"> <li>• The permitted uses within the Special Purpose Commercial 1 designation shall be in accordance with Section 4.5.3.4 of this Plan.</li> <li>• Development shall be located with exposure to arterial roads and is encourages to develop in a "comprehensive block" manner as defined in Section 6.2.4.2 of this Plan.</li> </ul>
<b>Zones</b>	<b>2585 C3-DT</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>• Zone permissions generally in conformity with policies.</li> </ul>

<b>OP Designation</b>	<b>Commercial – Port Whitby Secondary Plan (Schedule F)</b>	
<b>Location</b>	Centered on Brock Street South and Dundas Street East	
<b>Map</b>	43/42	
<b>Permitted Uses and Key provisions:</b>	<p>11.1.12.1</p> <ul style="list-style-type: none"> <li>Lands designated as Commercial on Schedule “F” shall be developed in accordance with the policies of Section 4.5.3.3, except as modified by the following additional policies.</li> </ul> <p>11.1.12.2</p> <ul style="list-style-type: none"> <li>Lands designated as Commercial north of the rail line between Henry Street and Brock Street permit business and professional offices, trade and convention centres, hotels and uses that are associated with the above uses and integrated within office buildings, such as take-out or full service restaurants, financial institutions, personal service shops, convenience stores and commercial fitness centres. The minimum building height shall be three storeys and the maximum building height shall be eighteen storeys.</li> </ul> <p>11.1.12.3</p> <ul style="list-style-type: none"> <li>Lands designated as Commercial south of Water Street permit smaller floorplate retail and personal service uses limited to businesses and amenities servicing local residents and visitors. The maximum building height shall be two storeys.</li> </ul> <p>11.1.12.4</p> <ul style="list-style-type: none"> <li>New office buildings shall generally form a continuous wall along public streets, respecting a consistent setback from the public street, to be determined through a detailed site plan review.</li> </ul>	
<b>Zones</b>	<b>2585 M3</b>	<b>2585 D(NR)</b>

**Notes**

The permissions of the M3 zone (general industrial zone) do not align with the Commercial designation. The D(NR) does not permit uses that align with the designation.

<b>OP Designation</b>	<b>ORM Rural Settlement Designation (Schedule R)</b>
<b>Location</b>	In the hamlets of Myrtle and Myrtle Station
<b>Map</b>	4
<b>Permitted Uses and Key provisions:</b>	<p>New small scale commercial, industrial and institutional uses shall only be permitted if:</p> <ul style="list-style-type: none"> <li>• i) such uses do not require large scale modification of terrain or vegetation, and do not require large scale buildings and structures; and</li> <li>• ii) the buildings and structures will be planned, designed and constructed to as to adversely affect the character of the hamlet or the ecological and hydrological integrity of the Oak Ridges Moraine.</li> </ul>
<b>Zones</b>	<b>5581-05 ORM – C2</b>

OP Policies	Automobile Service Stations, Gas Bars and Car Washes
<b>Permitted Uses and Key provisions:</b>	<p>4.5.3.9</p> <ul style="list-style-type: none"> <li>• Existing commercial development outside of commercial designations shall not be permitted to expand so as to extend an existing strip of commercial development.</li> </ul> <p>4.5.3.10</p> <ul style="list-style-type: none"> <li>• No open storage or compound areas shall be permitted except in Special Purpose Commercial areas where they shall be limited to interior side or rear yard areas, suitably screened, and regulated by the Zoning By-law.</li> </ul>
<b>Notes</b>	No designation specific to these uses/policies.

<b>OP Designation</b>	<b>Heritage Commercial (Schedule K)</b>
<b>Location</b>	Along Baldwin Street in the Brooklin Downtown
<b>Map</b>	
<b>Permitted Uses and Key provisions:</b>	<p>11.5.16.1</p> <ul style="list-style-type: none"> <li>Lands designated as Heritage Commercial on Schedules “K” and “K1” shall be developed in accordance with Section 4.5.3.1, except as modified by the following additional policies.</li> </ul> <p>11.5.16.2</p> <ul style="list-style-type: none"> <li>The Heritage Commercial designation is intended to permit a broad range of commercial uses while respecting the historical character of the Downtown.</li> </ul> <p>11.5.16.3</p> <ul style="list-style-type: none"> <li>Baldwin Street shall be preserved as a primarily low-rise commercial/mixed-use main street and pedestrian use shall be reinforced. Cultural heritage resources shall be retained. Infill development shall be encouraged, but any new development shall maintain the heritage character of the Heritage Conservation District while also increasing the vibrancy and pedestrian comfort of the historic Downtown.</li> </ul> <p>11.5.16.4</p> <ul style="list-style-type: none"> <li>New residential units shall not be permitted on the main floor of buildings facing onto Baldwin Street.</li> </ul> <p>11.5.16.5</p> <ul style="list-style-type: none"> <li>Large scale buildings and uses such as department stores and grocery stores shall be directed to the adjacent Major Commercial designation.</li> </ul>

	11.5.16.6 <ul style="list-style-type: none"><li>• Permitted building height shall be a maximum of 3 storeys.</li></ul>
<b>Zones</b>	<b>1784 C1-VB</b>

## Special Activity Node

<b>OP Designation</b>	<b>Special Activity Node A, Parent Official Plan</b>
<b>Location</b>	North of Taunton Road, at Cochrane Street
<b>Map</b>	26
<b>Permitted Uses and Key provisions:</b>	<p>4.5.3.5.2</p> <ul style="list-style-type: none"> <li>• Permitted uses in Special Activity Node A shall include uses such as conference centre, educational facility, museum, or other type of interpretive or education centre related to culture, arts and natural heritage, banquet hall, restaurant, spa and related wellness facilities, hotel, inn, bed and breakfast, gift shop, and public uses that are consistent with the intent of the use policies for these lands. Future uses on lands adjacent to Taunton Road and Cochrane Street may also include business, professional, and corporate offices.</li> <li>• It is the intent of the Municipality to protect and maintain built heritage resources designated under Part IV of the Ontario Heritage Act, located in Special Activity Node A. Uses permitted within Special Activity Node A apply to the built heritage resources provided there is no impact on the historical or architectural significance of the buildings. The permitted uses within Special Activity Node A shall be implemented through the Zoning By-law. New development shall only proceed where the lands have frontage on an improved public street and full municipal services are available.</li> </ul>
<b>Zones</b>	<b>TRN-1</b>
<b>Notes</b>	Retail uses are permitted in the TRN-1 zone, though not explicitly permitted in the policy above.

<b>OP Designation</b>	<b>Special Activity Node B, Parent Official Plan</b>
<b>Location</b>	<ul style="list-style-type: none"> <li>Centered at Thickson Road South and Highway 401</li> </ul>
<b>Map</b>	43/44
<b>Permitted Uses and Key provisions:</b>	<p>4.5.3.6.1</p> <ul style="list-style-type: none"> <li>Permitted uses shall include major retail uses, offices, including major offices, community and recreational uses, entertainment uses, financial institutions, restaurants, banquet halls, hotels, private clubs, and light industrial uses within enclosed buildings such as data processing centres, commercial or technical schools, and research and development facilities. Notwithstanding any other provisions of this Plan to the contrary, a major retail use in Special Activity Node B does not include supermarkets and department stores.</li> </ul> <p>4.5.3.6.2</p> <ul style="list-style-type: none"> <li>Maximum gross leasable floor space for major retail uses in areas designated as Special Activity Node B has been allocated to each quadrant as follows: <ul style="list-style-type: none"> <li>a) The lands located within the southwest quadrant of the designated Special Activity Node B area shall have a maximum gross leasable floor space of up to 63,450 square metres for the purpose of major retail uses;</li> <li>b) The lands located within the northwest quadrant of the designated Special Activity Node B area shall have a maximum gross leasable floor space of up to 10,300 square metres for the purpose of major retail uses;</li> <li>c) The lands located within the northeast quadrant of the designated Special Activity Node B area shall have a maximum gross leasable floor space of up to 7,000 square metres for the purpose of major retail uses; and</li> <li>d) The lands located within the southeast quadrant of the designated Special Activity Node B area shall have a maximum gross leasable floor space of up to 59,400 square metres for the purpose of major retail uses.</li> </ul> </li> </ul> <p>4.5.3.6.3</p>

	<ul style="list-style-type: none"> <li>Only one major retail use containing space where food products are displayed and kept for sale is permitted in Special Activity Node B. The maximum amount of food space contained in this major retail use shall not exceed 5,000 square metres of gross leasable floor space. The amount of floor space devoted to the sale, display and storage of food products is restricted to a portion of the total floor space contained in the major retail use so that the major retail use does not constitute a supermarket. In addition to complying with the foregoing, the applicable major retail use shall have a total size of a minimum of 7,500 square metres of gross leasable floor space.</li> </ul> <p>4.5.3.6.4</p> <ul style="list-style-type: none"> <li>Additional major retail uses within Special Activity Node B shall only be permitted by amendment to the Zoning By-law. Council, in considering amendments for major retail uses, shall be satisfied that such uses are of a substantial size and scale and would generally not locate in a traditionally commercial area, and are of a high quality which would not detract from the character of the area. Through the development review process, it shall be demonstrated to the satisfaction of the appropriate agencies that the road network can adequately support the proposed major retail use.</li> </ul> <p>4.5.3.6.5</p> <ul style="list-style-type: none"> <li>A Comprehensive Block Plan shall be required in accordance with Section 6.2.4.2 incorporating an overall design to achieve proper access, internal traffic circulation, adequate parking, and urban design and landscape standards prior to approval of a specific development application in Special Activity Node B. Outdoor storage on lots abutting arterial roads and Provincial highways shall be prohibited and outdoor display areas shall be restricted and regulated by the Zoning By-law.</li> </ul>		
<b>Zones</b>	<b>C2-S-RW</b>	<b>C2-S</b>	<b>GB</b>
<b>Notes</b>	<ul style="list-style-type: none"> <li>Parent zones do not permit offices, or supermarkets and the C2-S-RW permits only limited uses places of entertainment, restaurants, banks and retail warehouses.</li> <li>Most of the area covered by site specific exceptions, most of which permit retail warehouses, though one permits an office.</li> </ul>		



