

## Zoning Compliance Table (C1-465 Zone) – “Flato East Commercial Block” Proposed McDonald’s Drive-Thru Restaurant

*\*East lot line (Highway 10) of the Block shall be deemed to be the Front Lot Line.*

### Permitted Uses:

- Clinic, Medical;
- Clinic, Veterinary;
- Convenience Store;
- Day Care Centre;
- Dry Cleaning Establishment;
- Eating Establishment;
- Eating Establishment – Take Out;
- Financial Institution/Bank;
- Fitness/Health Club;
- Laundry Establishment;
- Nursing Home;
- Personal Service Shop;
- Professional Office;
- Retail Commercial Establishment;
- Service Shop;
- Studio;
- Tavern;
- Shopping Centre;
- A dwelling unit above the first storey of the main building or at the rear of the main building, containing any of the permitted uses; and,
- Uses, buildings or structures accessory to any permitted use, but excluding open storage as an accessory use.

| Zone Provision                            | Local Commercial Exception (C1-465) Zone                             | Proposed               |
|---|--|------------------------|
| Minimum Lot Frontage                      | 15 m   | 59.01 m                |
| Minimum Lot Area                          | 690 m <sup>2</sup>   | 5,146.5 m <sup>2</sup> |
| Maximum Lot Coverage                      | 30%  | 8.8%                   |
| Maximum Gross Floor Area                  | 45% of lot area  | 8.8%                   |
| Minimum Front Yard/ Setback on Major Road | 32 m from Centre Line of Road  | 42 m                   |
| MTO Setback                               | 14 m from edge of ROW  | 20.3 m                 |
| Minimum Interior Side Yard                | 3 m  | 10.8 m                 |
| Minimum Exterior Side Yard                | 3 m  | 17.2 m                 |
| Minimum Rear Yard                         | 7.5 m except any rear yard abutting a residential zone shall be 10 m | 52.6 m                 |
| Maximum Building Height                   | 2 storeys  | 1 storey               |

| <b>Zone Provision</b>  | <b>Local Commercial Exception (C1-465) Zone</b>   | <b>Proposed</b>   |
|--|---|---|
| Maximum Gross Floor Area for individual commercial units   | 300 m <sup>2</sup>  | N/A   |
| Maximum Gross Floor Area for one commercial unit   | 600 m <sup>2</sup>  | 454.1 m <sup>2</sup>  |
| Minimum Parking Space Requirement  | 10 spaces plus 1 space for every 4 seats<br>33 spaces   | 43 spaces including 2 barrier free spaces and 3 mobile order pick-up spaces |
| Minimum Parking Space Dimensions   | 5.75 m x 2.75 m   | 5.75 m x 2.75 m   |
| Access to Parking Areas (Driveways or Passageways)   | Unobstructed driveways or passageways at least 3 metres, but not more than 9 metres in width  | Compliant   |
| Minimum Drive Aisle Width  | 6 m   | 6.48 m  |
| Maximum width of any combined ingress and egress driveway  | 9 m   | 8.08 m  |
| Minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway | 15 m  | 26.5 m  |
| Maximum number of driveways  | 2 driveways, with a combined width not exceeding 30% of the lot frontage, for the first 30 metres of the lot frontage or portion thereof; and; one additional driveway for each additional 30 metres of lot frontage.               | Compliant   |
| Minimum driveway distance to side lot line   | 1 m   | 1.5 m   |
| Minimum Accessible Parking Space Requirement   | 1 space of the first 20 spaces required and 1 space out of each additional 100 spaces or portion thereof shall be provided near and accessible to the point of entrance to the building.<br><br>1 accessible parking space required | 2 spaces  |
| Minimum Accessible Parking Space Dimensions  | 6 m x 4.4 m   | 6 m x 4.4 m   |
| Minimum Loading Space Requirement  | 1 loading space   | 1 loading space   |

| Zone Provision                   | Local Commercial Exception<br>(C1-465) Zone   | Proposed               |
|----------------------------------|---|------------------------|
| Minimum Loading Space Dimensions | 9 m long x 4 m wide x 5 m vertical clearance  | 21.9 m x 4.2 m x > 5 m |
| Planting Strip                   | Where a commercial use is established opposite a Residential Zone or abuts a side or rear lot line in a Residential Zone, then a planting strip and/or fence adjoining such abutting lot line, or portion thereof, shall be provided on the commercial lot, in the case of a planting strip with a minimum width of 3 metres. | 3.1 m                  |