

**Specific Modifications to the (C2) Zone of Zoning By-law No. 05-200**

<b>Regulation</b>	<b>Required</b>	<b>Modification</b>	<b>Analysis</b>
Minimum Front Yard	1.5 metres	1.4 metres	The reduction in front yard is being requested to accommodate a building canopy that would encroach into the front yard. As the canopy will not impact the required landscaping as well as other requirements of the by-law, this request is supported by staff.
Permitted Uses		Medical Clinics to be permitted to a maximum Gross Floor Area of 576 square metres.	Through review by City staff, it was determined that limiting the gross floor area for medical uses was appropriate based on the number of parking spaces that can be provided on site. Through discussions between City staff and the agent, it was determined that medical uses, while a permitted use, shall be limited to a total maximum Gross Floor Area of 576 square metres on site.  Based on the foregoing, this modification is appropriate and supported by staff.
Parking Stall Size	3.0 metres by 5.8 metres (standard)  4.4 metres by 5.8 metres (barrier free)	2.6 metres by 5.5 metres (standard)  3.5 metres by 5.5 metres (barrier free)	The parking size reduction has been recommended by staff to ensure that parking needs for the site can be met entirely on the subject lands for this development and to ensure appropriate landscape areas are provided. This Zoning By-law Amendment application was submitted on August 17, 2017, prior to the adoption of the CMU Zones under By-law No. 17-240, being November 8, 2017. Therefore, the proposal has been reviewed under the parking stall sizes of the Ancaster Zoning By-law No. 87-57. Requiring the applicant to further modify their proposal in order to meet the new parking stall sizes would result in a reduction in the number of parking spaces and possible reduction in landscape areas. City staff support the functional design of the site's parking and maneuvering with the stall sizes that are permitted under the Ancaster By-law 87-57.  Based on the foregoing, this modification is appropriate and supported by staff.