

Site Specific Modifications to the Settlement Commercial (S2) Zone in Zoning By-law No. 05-200

Regulation	Required	Modification	Analysis
<p>Section 3</p> <p>Definitions:</p> <p>Art Gallery,</p> <p>Limited</p> <p>Medical</p> <p>Clinic.</p>	<p>Art Gallery: No Definition</p> <p>Medical Clinic: Shall mean a building, or part thereof, which is used by health professionals for the purpose of consultation, diagnosis and/or treatment of persons and shall include but not be limited to laboratories, dispensaries or other</p>	<p>Art Gallery: Shall mean the use of land, building or structure where works of art, such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing, and may include accessory retail sales.</p> <p>Limited Medical Clinic: Shall mean a building, or part thereof, which is used by health professionals for the</p>	<p>The applicant has included art gallery as a permitted use and has provided a definition for the use. The definition involves the use of lands to craft works of art and access for public viewing and accessory retail. Art galleries are a permitted use according to the "Settlement Commercial" designation of the Greensville Rural Settlement Area Plan and the proposed additional uses comply with the intent of the designation.</p> <p>Staff have added an additional modification to address the overnight accommodation provided within some medical clinics. Uses which provide sleeping quarters or overnight accommodations constitute a sensitive land use. Due to the proximity of the abutting extractive industrial use, sensitive</p>

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	similar facilities, and may include overnight accommodation.	purpose of consultation, diagnosis and/or treatment of persons and shall include but not be limited to laboratories, dispensaries or other similar facilities, however, it shall not include overnight accommodation.	<p>land uses will cause potential land use conflicts. To address this, staff have modified the medical clinic definition remove overnight accommodations.</p> <p>The proposed modifications allow for the subject lands to be used for commercial uses that will serve the local community and will not create a land use compatibility conflict.</p> <p>Staff support the modification.</p>
Landscape Area and Landscaped Parking Island Requirements for Surface Parking Lots Containing 50	In addition to Section 5.3.1 b), the following requirements shall apply to surface Parking Lots in all zones which contain 50 or more parking spaces:	Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 6% of the area of the Parking Lot and associated access driveway and manoeuvring areas.	The proposed modification will reduce the landscaped area for landscaped parking islands to 6.0% of the area of the parking lot whereas the Zoning By-law requires 10%. The proposal includes a larger landscaped area located along the edges and northern portion of the property not associated with the parking space. The intent of the existing provision is to "soften" larger parking areas by expanding requirements beyond landscaping along

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<p>or More Parking Spaces in All Zones Section 5.3.1(e)</p>	<p>i) Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the Parking Lot and associated access driveway and manoeuvring areas shall be provided and maintained;</p> <p>ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;</p>		<p>the periphery of the parking area. The provision will reduce the heat island effect and improve on-site drainage.</p> <p>The reduction is appropriate due to the size of the subject lands. The property is approximately 5.04 hectares in area with the parking lots encompassing approximately 24,414 square metres. The landscape area would need to encompass approximately 2,441 square metres. The landscape reduction would permit a landscaped parking area to be a minimum of 776 square metres; however, it does not take away from the overall landscaped area of the subject lands. The proposal also includes a stormwater management pond as well as a large field that is to be utilized for private servicing that balances the reduction of the landscaped parking area.</p> <p>Staff are supportive of the modification.</p>

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	<p>iii) The calculation for Landscaped Area(s) and Landscaped Parking Island(s) shall not include the area of landscaping provided to satisfy the minimum requirement of any other Section of this By-law,</p> <p>iv) A Landscaped Area or Landscaped Parking Island may be traversed by a pedestrian walkway; and,</p>		

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	<p>v) When calculating the minimum number of parking spaces in accordance with Section 5.7.1, such number may be reduced by the number needed to accommodate the minimum Landscaped Parking Island requirement of this section, up to a maximum of 10% of the required parking spaces.</p>		
<p>Bicycle Parking Locational Requirements</p>	<p>i) Short-term Bicycle Parking Spaces shall be publicly accessible and</p>	<p>In addition to Section 5.4.2 (a) ii, Long-term Bicycle Parking Spaces shall be located at</p>	<p>The proposed modification further defines the location of Long-term Bicycle Parking spaces and indicates that the spaces shall be located exterior</p>

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Section 5.4.2(a)	located within a bicycle parking area at grade, which includes the first floor of a building or an exterior surface area ii) Long-term Bicycle Parking Spaces shall be located in a secure enclosed bicycle parking area.	grade, exterior to the building.	to the building. The spaces will still need to be in a secure enclosed bicycle parking area. Staff are supportive of the modification.
Minimum Number of Required Parking Spaces Section 5.7.1(a)(i)	Following are the required parking space for each use: Commercial School: 2 Spaces for each 100 square metres of gross floor area in	Reduced Parking Rate of 2.34 spaces per 100 sq. m. of gross floor area, where 3.33 spaces per 100 sq. m. of gross floor area is required.	The proposal requests the reduction from 412 parking spaces to 289 parking spaces. The proposal has been amended to incorporate only commercial uses. The seven proposed buildings are sized with an average approximate area between 1,600 square metres to 2,000 square metres. Each building will consist of three units with an average area of approximately 550 square metres to 700 square metres per unit. The

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<p>NOTE: The subject lot is not identified on Schedule “A” to Appendix “D” as a Parking Rate Area.</p> <p>NOTE: Where the application of the parking standards in Section 5.7.1, 5.7.2, 5.7.4, and 5.7.5 results in a numeric fraction,</p>	<p>excess of 450 square metres.</p> <p>Tradesperson’s Shop: 3.33 for each 100.0 square metres of gross floor area which accommodates the Office, Retail and Showroom component of the use.</p> <p>Farm Product Supply: Dealer 3.33 for each 100.0 square metres of gross floor area which</p>		<p>proposed parking modification provides a specific rate to the commercial plaza that can efficiently address the potential uses permitted within the subject lands. The existing parking space provisions for certain uses require parking spaces when a proposed use is in excess of a specific area threshold. The proposed modification will provide a specific rate to the entire property which will accommodate the small-scale commercial uses proposed on the subject site.</p> <p>Staff are supportive of the modification.</p>

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<p>fractions shall be rounded down to the nearest whole number</p>	<p>accommodates the Showroom component of the use.</p> <p>Financial Establishment: In all other areas, 3.33 spaces for each 100 square metres of gross floor area.</p> <p>Motor Vehicle Service Station: 4 for each service bay.</p> <p>Office: In all other areas, 3 spaces for each 100.0 square metres of gross floor</p>		

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	<p>area in excess of 450 square metres.</p> <p>Personal Service: In all other areas, 6.25 for each 100.0 square metres of gross floor area in excess of 450 square metres.</p> <p>Repair Service: 3.33 for each 100.0 square metres of gross floor area in excess of 450 square metres which accommodates the Office, Retail, and Showroom</p>		

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	<p>component of the use.</p> <p>Restaurant: In all other areas, 12.5 for each 100.0 square metres of gross floor area in excess of 450 square metres which accommodates such use.</p> <p>Retail: 5.5 for each 100.0 square metres of gross floor area between 450.0 square metres and 4,000 square metres; and,</p>		

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	Other commercial uses not listed: In all other areas, 3.33 for each 100.0 square metres of gross floor area.		
<p>Minimum Bicycle Parking Rate Schedule Section 5.7.5(a)</p> <p>NOTE: The subject lot is not identified on Schedule "A" to</p>	Long-term Bicycle Parking: b) In all other areas, 0.1 for each 100 square metres of gross floor area.	Long-term Bicycle parking 0.06 for each 100 square metres of gross floor area for a total of eight long-term bicycle parking spaces.	The proposed modification will reduce the required bicycle parking spaces from 30 total spaces (18 short-term bicycle parking spaces and 12 long-term bicycle parking spaces) to 26 total spaces (18 short-term bicycle parking spaces and eight long-term bicycle parking spaces). The subject lands are situated along a provincial highway as well as an arterial and a collector road with an average motor vehicle speed limit ranging between 60 to 100 kilometres per hour. The speed limit along with the lack of bicycle infrastructure on the surrounding

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Appendix “D” as a Parking Rate Area			<p>roads reduce the number of cyclists who may access the subject land by bicycle.</p> <p>The reduced number of long-term bicycle parking spaces will not impact the overall usability of the site as there will be opportunities for the long-term storage of bicycles.</p> <p>Given the location of the subject lands and the existing infrastructure, the reduced bicycle parking space will not impact the usability of the subject lands.</p> <p>Staff are supportive of the modification.</p>
12.4.1) Permitted Uses	Agriculture, Catering Service, Child Care Centre, Commercial Recreation, Craftsperson Shop,	Agriculture, Art Gallery, Artist Studio, Catering Service, Commercial School, Commercial Recreation,	Staff have considered the permitted uses in the Settlement Commercial (S2) Zone and compared it to the proposal. The permitted uses within the Zoning By-law Amendment have been limited to the uses permitted within the Settlement Commercial (S2) Zone and include an art gallery, tradesperson’s

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	Farm Product Supply Dealer, Financial Establishment, Medical Clinic Motor Vehicle Service Station, Office, Personal Service, Private Club or Lodge Repair Service, Restaurant, Retail, Studio, Veterinary Service, Veterinary Service – Farm Animal	Craftsperson Shop, Tradesperson Shop, Farm Product Supply Dealer, Financial Establishment, Motor Vehicle Service Station, Office, Personal Service, Private Club or Lodge, Repair Service, Restaurant, Retail, Veterinary Service, Veterinary Service – Farm Animal, Limited Medical Clinic	<p>shop, and commercial school. The definition for medical clinic use has been amended to remove overnight accommodation, and the childcare centre use has been removed to address land use compatibility issues occurring from the abutting industrial extractive use.</p> <p>The zoning modification includes uses that will serve the Greenville Settlement Area as well as the surrounding rural community. The proposed uses do not negatively impact the existing residential and industrial uses, and do not create land use compatibility concerns.</p> <p>Staff support the modification.</p>