

APPENDIX 'C'

SUMMARY OF PROPOSED ZONING STANDARDS LEPORIS CONSTRUCTION INC.

Proposed BC Zone		
Zone Standard	Parent BC Zone	Proposed
Additional uses	n/a	Child care centre Place of entertainment Place of amusement Day kennel Pet grooming
Maximum front yard	6.0 m	Shall not apply
Maximum depth of parking area in the front yard	12.0 m	Shall not apply
Within 40 m of Elgin Mills Road		Maximum setback of main wall – 6.0 m Drive-through service facilities and queuing lanes not permitted within 5.5 m of front lot line
Maximum height	46 m	Office buildings – 19 metres All other buildings – 12 metres
Retail stores	Permitted subject to: Minimum net floor area: 300 m ² Maximum net floor area: 6000 m ²	Permitted subject to: Minimum GFA of 150 m ² Maximum GFA of 3000 m ² for office or computer supply store Maximum GFA of 1000 m ² for all other retail Combined total GFA of all retail store premises shall not exceed 30% of combined GFA
Proposed BP Zone		
Zone Standard	Parent BP Zone	Proposed
Additional uses	n/a	Child care centre Place of entertainment within an office building or a building containing a hotel Commercial schools Commercial fitness centres
Retail, personal service shop, day kennel, pet grooming, restaurant	Only as accessory use in a hotel, convention centre, or on first floor of an office building	Only as accessory use in a hotel, convention centre, or on first floor of an office building or industrial building, maximum 15% of total GFA of the building

Maximum depth of parking area in the front yard	12.0 m	Shall not apply
Minimum width of landscaping	6.0 m adjacent to front lot line 3.0 m adjacent to other lot line	6.0 m adjacent to front lot line 0.0 m adjacent to any lot line not abutting a street
Maximum FSI	1.75	2.0
Maximum height	46 m	15 m
Maximum net floor area for accessory retail store in which goods produced/ stored in a building containing an industrial use	300 m ² or 10%, whichever is less, of net floor area of the building	500 m ² or 15%, whichever is less, of net floor area of the building
Banquet halls	Permitted only within a hotel or a building containing a trade and convention facility	Restriction shall not apply