

CITY OF BRAMPTON
COMPREHENSIVE ZONING BY-LAW REVIEW

Technical Paper #2
Commercial Areas

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Table of Contents

1	Introduction	1
1.1	Background	1
1.2	Purpose of this Technical Paper	1
1.3	Overview of this Technical Paper.....	1
2	Context	2
2.1	City of Brampton Official Plan	2
2.2	Secondary Plans	3
2.3	City of Brampton Zoning By-law 270-2004	4
2.4	Phase 2 Official Plan Review Report: Retail Policy Review	5
3	Analysis.....	7
3.1	Data Assumptions	7
3.2	Zone Conformity.....	7
3.2.1	Regional Retail Zone Analysis	7
3.2.2	District Retail Zone Analysis	7
3.2.3	Neighbourhood Retail Zone Analysis	8
3.2.4	Convenience Retail Zone Analysis	8
3.2.5	Analysis of Results	9
3.3	Permitted Use Conformity	9
3.3.1	Regional Retail	10
3.3.2	District Retail	10
3.3.3	Neighbourhood Retail	11
3.3.4	Convenience Retail	12
3.4	Review of Permitted Uses	13
3.5	Review of Zone Standards	15
3.5.1	Town of Oakville Zoning By-law 2014-014	15
3.5.2	City of Mississauga Zoning By-law 0225-2007	16
3.5.3	Town of Newmarket Zoning By-law 2010-40	17
4	Conclusions and Recommendations	19
4.1	Secondary Plan Conformity	19
4.2	Official Plan Conformity.....	19
4.3	Commercial Zone Recommendations.....	19

List of Tables

Table 1: Regional Retail Zone Analysis 7

Table 2: District Retail Zone Analysis 7

Table 3: Neighbourhood Retail Zone Analysis..... 8

Table 4: Convenience Retail Zone Analysis 8

Table 5: Town of Oakville Commercial Zone Standards Comparison 15

Table 6: City of Mississauga Commercial Zone Standards Comparison 16

Table 7: Town of Newmarket Commercial Zone Standards Comparison 17

Appendices

- Appendix A: Schedule A2: Retail Structure
- Appendix B: Permitted Use Analysis
- Appendix C: Illustration of Zoning within the Retail Designations

1 Introduction

Commercial Areas are a core component of the overall City of Brampton land use framework as established through the Official Plan.

Commercial and retail lands have an important functional and economic role within the City. They provide a destination for residents to access regional and local goods and services, and offer employment opportunities to the community.

The Official Plan identifies a hierarchy of retail areas with different policies, including permitted uses, scales and functions of commercial and other uses. As part of the Comprehensive Review of Zoning By-law 270-2004, an evaluation of commercial areas and the retail structure represents one of several key issues requiring detailed analysis. The intent of this analysis is to evaluate the conformity and consistency between the Zoning By-law and the Official Plan, and that the commercial and retail land use framework envisioned by the Official Plan is implemented by the new Zoning By-law.

1.1 Background

A previous consolidation of the Zoning By-law occurred in 2004, but was not necessarily subject to a substantial review or update. Many of the permissions and provisions currently being implemented by the City and through the Zoning By-law are largely outdated, and do not necessarily reflect the current Provincial land use planning framework. Zoning By-laws are also required under the *Planning Act* to conform to and be consistent with the Official Plan. In 2006, the City of Brampton adopted a new Official Plan, which implemented a new city-wide land use policy framework. Zoning By-laws are a critical regulatory tool in implementing an Official Plan, as afforded to municipalities through the *Planning Act*.

1.2 Purpose of this Technical Paper

The purpose of this Technical Paper is to provide further direction to the new Zoning By-

law with regards to commercial land uses and associated zoning permissions and standards. It evaluates Zoning By-law 270-2004 and the Official Plan with regards to lands designated for retail and commercial land uses. The overall objective of this analysis is to determine the extent to which Zoning By-law 270-2004 is currently implementing the retail structure as established by the Official Plan.

This Paper focuses on the implementation of the retail structure land use designation. However, it is recognized that there are other permissions for commercial uses in other areas of the City, but these are not addressed in detail in this Paper as the focus is on designated retail areas.

1.3 Overview of this Technical Paper

The following components of this Technical Paper are organized as follows:

- Section 2: Context provides relevant background policy within the Official Plan, Secondary Plans, and Zoning By-law 270-2004. The context review establishes the policy framework through which the analysis is conducted.
- Section 3: Analysis utilizes City data to complete a series of evaluations, including an assessment of conformity between the Official Plan designations and zoning permissions, as well as a review of how the commercial zones compare with other municipalities in terms of enabling contemporary land uses and built form requirements.
- Section 4: Recommendations and Conclusions interprets the findings and provides preliminary direction on how to address the key issues that emerge from the analysis, including conclusions for further consideration in developing the new Zoning By-law.

2 Context

Commercial lands are principally regulated through three land use planning policy frameworks in the City of Brampton. This includes the Official Plan, Secondary Plans, and the Zoning By-law. The Official Plan establishes a broad vision for the form and function of commercial and retail lands across the City. The Secondary Plans contain more specific provisions and permissions, which are generally intended to provide more detailed permissions and provisions that work in concert with the broader policies of the City's Official Plan. The Zoning By-law works to implement both the Official Plan and the Secondary Plans, and contains very specific and technical land use permissions and provisions. Each of these land use policy documents are reviewed in greater detail below.

2.1 City of Brampton Official Plan

The City of Brampton Official Plan (2006) establishes land use designations that collectively shape the form and function of the City, including commercial uses and a Retail Structure hierarchy designation. In addition to the Central Area and Office designations, the Retail Structure is one of three commercial components of the City's land use. The Official Plan notes that retailing is an important part of the City's economy, and is intended to provide goods and services at a regional, district or local scale.

Section 4.3 outlines the Retail Structure hierarchy. The hierarchy includes four distinct land use designations:

1. Regional Retail
2. District Retail
3. Neighbourhood Retail
4. Convenience Retail

The Official Plan establishes two specific policies and objectives for the retail hierarchy. First, it promotes the efficient distribution of goods and services to those who live and work

within the City, while also providing employment opportunities. Second, the retail structure is intended to designate appropriately located land uses that are highly accessible and meet the community's needs for consumer goods and services. For reference, **Appendix A** of this Technical Paper includes Schedule A2: Retail Structure from the Official Plan. Policies established through the Official Plan regarding the Retail Structure include, for example:

- “The Retail designations identified on Schedule “A2” of the Plan are used to indicate the location of land uses that primarily involve retail trade but also include the buying and selling of goods and services including retail stores, offices and service functions, cultural and entertainment facilities and community services.” (4.3.2.1)
- “The City shall encourage an appropriate distribution of retail centres in accordance with the designations of the Plan and the Secondary Plans to effectively accommodate the total potential demand for retail goods and services to Brampton residents and those in outlying areas.” (4.3.2.2)
- “The City shall restrict entertainment uses in all the Retail designations to ensure they are of a limited scale relative to the primary retail function of a particular retail centre in accordance with Section 4.3.19 of this Plan and as defined in the relevant Secondary Plan and/or zoning by-law, yet recognize commercial trends with respect to movie theatres. Such restrictions are also necessary to protect Central Area's role as the City's primary entertainment centre.” (4.3.2.4)
- “Mixed use development that envisions retail and community/institutional uses at grade, integrated with office residential uses developed in upper storeys is encouraged.” (4.3.2.8)

The Official Plan also provides a general characterization for each Retail Structure

designation. Following is an excerpt of the key statements from the Official Plan that describe the intent of the designations:

- **Regional Retail (4.3.3):** Regional Retail sites are intended to be planned as large scale multi-use, multi-purpose centres or areas offering a diverse range of retail, service, community, public and institutional and recreational uses serving a major portion of the community and/or broader regional market. They serve as identifiable destinations for major shopping needs, recreation, entertainment and hospitality uses. Regional Retail centres are interpreted by the Official Plan to be in excess of 46,500 square metres of gross leasable area. All types of retail, department stores, discount department stores, major and specialty food stores, supermarkets, pharmacies, restaurants, major offices, retail warehouses, entertainment facilities, and service establishments are considered permitted uses under this designation.
- **District Retail (4.3.4):** District Retail sites are generally planned as multi-use, multi-purpose developments that offer a wide range of retail, service, and community, institutional and recreational uses serving several nearby residential and business areas at a sub-regional scale. District Retail centres are interpreted by the Official Plan as a group of retail establishments that range from 11,620 square metres to 46,500 squares metres in gross leasable area. Permitted uses include supermarkets, major department stores, warehouse membership club, hardware and automotive stores, pharmacies, and service establishments.
- **Local Retail (Neighbourhood Retail and Convenience Retail) (4.3.5):** Local Retail centres consist of Neighbourhood Retail and Convenience Retail sites as designated on Schedule 'A2'. These sites are usually located in residential

areas to serve the shopping needs of the community. Designations and related policies that are specified in the Plan act as a guide to more detailed policies and locations in the applicable Secondary Plan. Both Neighbourhood Retail and Convenience Retail are differentiated by gross floor area, ranging from 3,700 square metres to 11,620 square metres in the former, and under 3,700 square metres in the latter. Neighbourhood Retail may also be developed as a group of retail establishments, whereas Convenience Retail is generally developed as a single unit.

Of note, the Official Plan also provides a policy framework with regards to movie theatres located in lands designated for Retail purposes. In general, Official Plan policy establishes specific locations where movie theatres are permitted in the Retail Structure designations, and the phasing of construction for these facilities.

The Official Plan establishes further policy guidance for each designation, placing certain restrictions and policies targeted towards entertainment uses. This is to ensure the primary retail function continues for lands designated commercial, and to protect the Central Area's role as the City's primary entertainment centre.

It is also noted that the Official Plan permits a range of complementary uses within the Residential designation, including some commercial and retail uses that are subject to specific Secondary Plan policies and designations.

2.2 Secondary Plans

The City of Brampton Official Plan establishes a broad framework of policies and permissions through which land use planning is implemented throughout the City. To provide greater direction on land use planning matters at a more geographically specific scale, the City implements 54 Secondary Plans. Policies contained within the Secondary Plans work in

concert with the Official Plan, and implement a focused framework that more explicitly articulates the pattern of land use, transportation network, municipal servicing, and urban form.

It is noted that the Official Plan often intends for the Secondary Plans to provide for more specific land use planning policy, including the delineation of the commercial area designations. For example, the Official Plan defers to the Secondary Plans in determining the specific location of retail and commercial designations:

‘The city shall interpret the location of Retail designations on Schedule “A2” of this Plan to be approximate. The City shall require the specific location of Retail centres and all other commercial uses including live-work units in a residential area to be designated in Secondary Plans, where applicable.’ (Section 4.3.2.9)

Section 4.3.6 of the Official Plan also intends for the Secondary Plans to provide further direction for small scale commercial land uses. It also establishes that clusters of business, office, retail or service natured businesses may be further recognized or designated through the Secondary Plans. Small-scale commercial development is also subject to superior urban design, as also implemented through the individual Secondary Plans.

The Secondary Plans are thus an important component to the overall vision of land use planning in the City of Brampton. However, the City of Brampton has also initiated a Comprehensive Review of the Secondary Plans. Through the Review, it is anticipated that some Secondary Plan policies and designations will be updated and consolidated to become more simplified, streamlined, and to ensure conformity with the Official Plan. Prior to the finalization of the Secondary Plan Review, it may be premature to formally evaluate Secondary Plan policy and therefore a further detailed review should be conducted at the completion of that exercise. A separate Technical Paper addresses Secondary Plan conformity.

2.3 City of Brampton Zoning By-law 270-2004

Zoning By-law 270-2004 establishes fourteen commercial zone categories. Commercial land uses are defined through the Zoning By-law as:

“The use of land, building or structures for the purposes of buying and selling of commodities and supplying of services, as distinguished from the manufacturing, assembling or storage of goods.”

The fourteen commercial zones established through Zoning By-law 270-2004 are as follows:

1. **Composite Residential Commercial – CRC Zone:** The CRC zone is a mixed-use zone that permits residential uses and a limited range of non-residential uses. Non-residential uses include: an office other than for a physician, dentist, drugless practitioner, or real estate office, a personal service shop, art gallery, and an art studio.
2. **Commercial One – C1:** The C1 zone permits a range of uses including retail, grocery, service shop, banks, offices, and laundromats, among others.
3. **Commercial Two – C2:** The C2 zone permits 23 different uses, ranging from local retail convenience, large super markets, department stores, office, entertainment, commercial recreation, and community clubs, among others.
4. **Commercial Three – C3:** The C3 zone permits a total of 27 uses, with similar permissions as the C1 and C2 zone, but also includes motor vehicle repair shop, motor vehicle or boat sales establishment, as well as service station and gas bars, among others.
5. **Service Commercial – SC:** The SC zone permits a total of 16 uses, including retail, financial, offices, restaurants, community clubs, health and fitness centres, and custom workshops. Permitted institutional uses include places of worship, day nursery, group home type 2, and lodging houses.

6. **Highway Commercial One – HC1:** The HC1 zone permits a total of 12 zones, including hotel or motel, motor vehicle sales, rental, leasing or service establishment, banquet facilities, community club, tool and equipment rental establishment, group home type 2, lodging house, and place of worship, in addition to uses permitted in the HC2 zone.
7. **Highway Commercial Two – HC2:** The HC2 zone permits a total of 5 uses, including service station or gas bar, motor vehicle washing establishment, animal hospital, and place of worship. When in conjunction with a service station or gas bar, a retail establishment, convenience store, convenience restaurant, take-out restaurant, personal service shop, dry cleaning and laundry distribution station, or a bank, trust company or finance company are also permitted.
8. **Recreational Commercial – RC:** The RC zone permits a range of recreational uses, including golf courses, driving ranges, fish or game farm or club, tent or trailer camping facilities, swimming pool, skating rink, curling rink racquet or handball court, and lawn bowling greens. Non-recreational uses include residential unit for a caretaker employed on the lot, and animal hospitals.
9. **Commercial Agricultural – CA:** The CA zone permits commercial uses that are accessory to agricultural related practices. This includes garden centres sales establishment, farm produce stand, and animal hospitals.
10. **Office Commercial – OC:** The OC zone permits offices and financial institutions.
11. **Downtown Commercial – DC:** The DC zone permits 24 commercial uses that include retail commercial, service commercial, restaurants, commercial schools, community clubs, health centres, theatres, motor vehicle or boat sales establishments and accessory repair facilities, hotels, and motels, among others. Permitted non-commercial uses include

apartment buildings (with conditions), group home type 2, lodging house, and place of worship.

12. **Downtown Commercial One – DC1:** The DC1 zone permits 21 uses, several with specific provisions including retail, grocery, service shops, banks, offices, restaurants, commercial recreation, community club, fitness centre, theatres, hotels, and motels, among others. Permitted non-commercial uses in the DC1 zone include an apartment dwelling (with conditions), and a place of worship. A further specific restriction applicable to many uses within the DC1 zone is that drive-through facilities are not permitted.
13. **Central Area Mixed Use One – CMU1:** The CMU1 zone permits a range of mixed use zones, including commercial and institutional. It is noted that the CMU1 zone is specific to the Central Area of Brampton.
14. **Hurontario Mixed-use One – HMU1:** The HMU1 zone permits a wide range of uses, including commercial, institutional, and residential, in addition to mixed use development and community centres.

In addition to permitted uses specific to each commercial zone, Section 20 of Zoning By-law 270-2004 establishes general provisions that are applicable to all commercial zones. This includes requirements for parking and loading spaces, and specific provisions for accessory buildings, restaurant uses, lodging homes, and places of worship.

2.4 Phase 2 Official Plan Review Report: Retail Policy Review

As part of the ongoing Official Plan review process, the City has initiated supporting studies on many different policy aspects. One aspect includes a review of the Retail Structure in a report titled “City of Brampton Retail Policy Review: Phase 2 Report”. The Report reviews current market trends and projections, and identifies strategies to support development of the retail sector in accordance with other City initiatives and provincial policy and plans.

Overall, the Report notes that the current Official Plan retail policy structure contributes to a desirable built form, as well as vibrant and complete communities. However, the Report recommends that the City move towards a mixed-use hierarchy to support the evolution of key areas such as major transit stations, nodes and corridors. This contrasts with the existing policy structure that reflects a more traditional retail structure, characterized by low-density, land intensive, and car oriented land uses. This refined approach, as described in the Report, will aid in transitioning the retail areas of the City into more intensive, mixed-use built-forms that are diverse, compact, and pedestrian and transit supportive.

The proposed new hierarchy for the Official Plan Retail Structure is as follows:

- High Intensity Mixed Use
- Medium Density Mixed Use
- Low Intensity Mixed Use

The permitted uses for each designation and the specific lands to be accordingly re-designated are also identified in the Report. In conclusion, the Report recommends a framework for urban design criteria, densities, and a new retail format for each designation to achieve the intended outcome of the proposed hierarchy.

The intent of the zoning by-law review will be to ensure zoning conforms to the current official Plan. However, consideration can be made to better enable the zoning by-law to be positioned for future trends. This could include, for example, establishing zone categories that will support the mixed use hierarchy. This will be explored further as part of the Zoning Strategy Report.

3 Analysis

The following analysis evaluates the four Retail Structure designations and their respective zoning under Zoning By-law 270-2004, as well as provides a general review of the lot and building standards. This section is structured in the following subsections:

1. Section 3.1: Data Assumptions
2. Section 3.2: Zone Conformity
3. Section 3.3: Permitted Use Conformity
4. Section 3.4: Review of Permitted Uses
5. Section 3.5: Review of Commercial Zone Standards

3.1 Data Assumptions

It is noted that the analyses contained within Section 3.2 is based principally on Geographic Information Systems (GIS) data provided by the City. For clarity, it is understood that all lands in the City of Brampton are zoned (except for the Development Permit System Area), since the zone boundaries follow the road centrelines. However, in the data, some parcels (identified by unique PIN numbers in the data) are associated with “blank” and “null” values in the zone field. This typically refers to parcels (PINs) that are roads, and thus zoning information is not identified. For the purposes of ensuring clarity, any lands subject to the above are denoted throughout this section as “Irregularity.”

3.2 Zone Conformity

This analysis reviews general land use conformity between Zoning By-law 270-2004 and the Official Plan Retail Structure designations. There are two objectives of this analysis. The first is to determine which zone categories under Zoning By-law 270-2004 exist in each of the four Retail Structure designations as established through the Official Plan and Schedule A2: Retail Structure. The second objective is to identify the total area of land for each zone within each of the four Retail Structures.

The purpose of this analysis is to determine to what extent Zoning By-law 270-2004 is implementing the land use designations and associated policies of the Official Plan. The analysis is structured according to the four Official Plan retail structures: Regional Retail, District Retail, Neighbourhood Retail, and Convenience Retail. A conformity assessment of permitted uses under Zoning By-law 270-2004 and through the Official Plan Retail Structures is provided in Appendix B, and further reviewed in Section 3.3: Permitted Use Conformity Assessment.

3.2.1 Regional Retail Zone Analysis

Table 1: Regional Retail Zone Analysis shows the area of land in each zone that is identified within the Regional Retail designation. A total of 94.4ha of land are zoned within the Regional Retail designation of the Official Plan.

Table 1: Regional Retail Zone Analysis

Zone	Area (ha)
Agricultural - A	0.45
Commercial Three – C3	87.43
Highway Commercial Two – HC2	0.77
Institutional Two – I2	5.43
Open Space – OS	0.32
Total	94.4
<i>Irregularity</i>	<i>0.36</i>

3.2.2 District Retail Zone Analysis

Table 2: District Retail Zone Analysis shows the area of land in each zone that is identified within the Regional Retail Designation. A total of 470ha of land is zoned under the District Retail Official Plan designation.

Table 2: District Retail Zone Analysis

Zone	Area (ha)
Agricultural – A	10.06
Commercial Two – C2	15.40
Commercial Three – C3	127.25
Highway Commercial One – HC1	0.07
Highway Commercial Two – HC2	0.56
Service Commercial – SC	22.35

Zone	Area (ha)
Industrial Two – M2	0.06
Open Space – OS	0.61
Residential Single Detached D – R1D	0.03
Residential Single Detached E – R1E	0.25
Residential Single Detached F – R1F	0.001
Residential Semi Detached A – R2A	2.24
Residential Semi Detached E – R2E	0.41
Residential Townhouse A – R3A	1.92
Residential Townhouse B – R3B	1.72
Residential Apartment A – R4A	1.02
Residential Apartment B – R4B	3.39
TOTAL	470
<i>Irregularity</i>	<i>5.74</i>

3.2.3 Neighbourhood Retail Zone Analysis

Table 3: Neighbourhood Retail Zone Analysis shows the area of land in each zone that is identified within the neighbourhood Retail Designation. A total of 97.64ha of land is zoned under the Neighbourhood Retail designation.

Table 3: Neighbourhood Retail Zone Analysis

Zone	Area (ha)
Agricultural - A	13.41
Commercial One – C1	5.41
Commercial Two – C2	48.84
Commercial Three – C3	15.99
Floodplain – F	0.26
Highway Commercial One – HC1	0.47
Service Commercial	3.60
Industrial Four – M4	1
Institutional One – I1	0.17
Open Space – OS	0.15
Residential Single Detached F – R1F	2.79
Residential Semi Detached E – R2E	1.21
Residential Townhouse E – R3E	1.34
Residential Apartment A – R4A	0.13
Residential Rural Estate Two – RE2	1.56

Zone	Area (ha)
TOTAL	97.64
<i>Irregularity</i>	<i>7.71</i>

3.2.4 Convenience Retail Zone Analysis

Table 4: Convenience Retail Zone Analysis shows the area of land in each zone that is identified within the Convenience Retail designation. A total of 74.97ha of land is zoned under the Convenience Retail designation.

Table 4: Convenience Retail Zone Analysis

Zone	Area (ha)
Agricultural	11.74
Commercial One – C1	35.85
Commercial Two – C2	0.65
Commercial Three – C3	1.17
Highway Commercial One – HC1	4.74
Highway Commercial Two – HC2	1.00
Hurontario Mixed Use – HMU1	0.76
Service Commercial	6.86
Floodplain	1.98
Industrial One – M1	0.01
Open Space – OS	1.00
Residential Single Detached A – R1A	0.12
Residential Single Detached C – R1C	0.14
Residential Single Detached D – R1D	0.33
Residential Single Detached E – R1E	1.51
Residential Single Detached F – R1F	0.62
Residential Semi Detached E – R2E	1.27
Residential Townhouse A – R3A	2.19
Residential Townhouse E – R3E	0.86
Residential Apartment A – R4A	0.43
Residential Apartment A – R4A(3)	0.45
Residential Holding – RH	1.29
TOTAL	75.4
<i>Irregularity</i>	<i>5.42</i>

3.2.5 Analysis of Results

For reference, **Appendix C** illustrates zoning for lands within each of the four Official Plan Retail Structure designations. Generally, most of the retail structure designations are also zoned commercial. For these areas, the zoning is generally in conformity with the overall intent of the Official Plan; however, there will be a need to confirm the permitted uses (discussed in Section 3.3) and lot and building requirements.

However, there are some other non-commercial zones identified within the retail designations:

- Some of the retail designations are zoned for agricultural uses. In most cases, this is appropriate where a rezoning has not been brought forward in a greenfield context. Generally, there is not an intention to pre-zone commercial uses in these instances, as this would be subject to the detailed policies of the Secondary Plan and further refinement through the plan of subdivision, the preparation of appropriate studies, and development review process. Rather, the focus of the Zoning By-law Review will be on ensuring that appropriate zones are “set up” for future application through development applications. One unusual instance of an agricultural zone is noted at the southeast corner of Queen/Dixie, as it appears to be developed for commercial uses.
- There are some instances of Floodplain or Open Space zones which is likely appropriate to recognize existing development constraints and supportive uses.
- There are some instances of Residential uses in some of the retail designations. This may be appropriate where the Secondary Plan provides for this in accordance with the policies of the Official Plan. As noted, the retail designation boundaries are subject to refinement in the Secondary Plan. However, at least one significant

discrepancy is noted northeast of Cottrelle Blvd. and Clarkway Dr., in which a residential subdivision is aligned with a District Retail designation. Though this is likely consistent with the Secondary Plan, there is a notable difference between the Secondary Plan and the Official Plan that the City may wish to consider updating, though it is recognized the City will also be exploring a mixed use hierarchy in place of the retail hierarchy as part of its Official Plan Review.

- There are very minor instances of Industrial uses, which will be reviewed in more detail in comparison with the Secondary Plan. Industrial zoning may be appropriate if it aligns with the permitted uses (e.g., office), but it should not be permissive of industrial and processing activities.
- Similarly, there are instances of Institutional zoning, which may be appropriate since some of the Retail designations are permissive of certain institutional uses, and since the Official Plan also provides some broad permissions for certain public and institutional uses, subject to criteria.

It is recommended that further analysis will be required to ensure Secondary Plan conformity, as part of the Secondary Plan Conformity Technical Paper. An analysis of how the zoning aligns with the Secondary Plan designation will best inform the assessment of Official Plan conformity, since the Official Plan defers to the Secondary Plans to more specifically delineate the retail areas. Thus, the ‘issues’ above may be explained by the secondary plans.

3.3 Permitted Use Conformity

This section compares use permissions within the Official Plan Retail Structure designations, and commercial zones under Zoning By-law 270-2004. **Appendix B** consists of a table that compares the permitted uses for commercial zones located in each of the four Retail Structure designations. The purpose of this

assessment is to evaluate whether the current commercial zoning is aligned with the permitted uses contemplated by the Official Plan.

3.3.1 Regional Retail

The Official Plan's Regional Retail designation permits a range of retail goods and services, in addition to community services, open space, recreational and cultural facilities, institutional uses, places of worship, and mixed-use residential. There are two commercial land use zones within the Regional Retail Official Plan designation:

- Commercial Three – C3
- Highway Commercial – HC2

Potential inconsistencies between the Official Plan and the Zoning By-law within the Regional Retail designations is limited to one instance:

- **“Custom Workshop:** Shall mean a building or place where goods are produced on special order and sold on the premises.”

It is noted the Custom Workshop definition is broad, and could be implemented through a range of uses, including those outside the intent of the Official Plan. It is also anticipated that in addition to the Official Plan, the associated Secondary Plans may provide more specific definitions and interpretations of various uses, including the Custom Workshop use. To determine if the Custom Workshop use conforms to and is consistent with the Official Plan, further refinement of this use and definition may be needed.

3.3.2 District Retail

The District Retail Official Plan designation permits a range of commercial uses, in addition to limited institutional, and multiple-density residential. There are five commercial land use zones within the Official Plan District Retail designation. These include:

- Commercial Two – C2
- Commercial Three – C3

- Service Commercial – SC
- Highway Commercial One – HC1
- Highway Commercial Two – HC2

Overall, there is general consistency between permitted uses under the District Retail Official Plan designation and Zoning By-law 270-2004, with exceptions. In addition to a Custom Workshop, the Service Commercial – SC zone permits the following uses that are not consistent with the Official Plan:

- Group Home Type 2
- Hotel
- Lodging House
- Motel

Definitions for each of the above uses are as follows:

- **“Group Home Type 2:** Shall mean a supportive housing facility occupied by four (4) to ten (10) persons, exclusive of staff located within a single detached dwelling or dwelling unit within a commercial building which shall be operated primarily for:
 - Persons who have been placed on probation under the Ministry of Correctional Services Act, the Criminal Code or any Act passed to replace the forgoing Acts;
 - Persons who have been released under the provisions of the Ministry of Correctional Services Act,
 - Corrections and Conditional Release Act or any Act passed to replace the foregoing Acts;
 - Persons who have been charged under the Youth Criminal Justice Act, but who have been placed in open or secure custody;

- Persons who require temporary care, and transient or homeless persons;
 - Persons requiring treatment and rehabilitation for addiction to drugs or alcohol; or
 - Persons housed in a group home that satisfies all of the requirements of a Group Home Type 1 except that it accommodates in excess of six residents.”
- **“Hotel:** Shall mean a building or place that provides, for gain or profit, at least twelve (12) furnished guest rooms for the sleeping accommodation of the travelling public, with or without cooking facilities, and which may also provide retail uses, a public restaurant, and a convention centre, public hall or other types of public meeting rooms.”
 - **“Lodging House:** shall mean a single detached dwelling in which residential accommodation is provided, or is intended to be provided in which each lodger does not have access to all of the habitable areas of the building and consists of more than three (3) lodging units; or a single detached dwelling in which lodging is provided for more than three (3) persons with or without meals.
 - **“Motel:** Shall mean a building or place that provides, for gain or profit, at least twelve (12) furnished guest rooms for the sleeping accommodation of the traveling public, with or without private cooking facilities and which may also provide retail uses, a public restaurant and no more than three hundred (300) square metres of public meeting rooms.”

In general, the Zoning By-law’s permitted uses are consistent with the Official Plan, and establishes a range of uses similar to those contemplated by the Official Plan. A notable exception is Multiple Density Housing, which is a permitted use in the District Retail designation, but which is not a permitted use in the C2, C3,

SC, HC1, or HC2 zones. However, this could be implemented through separate residential zoning.

3.3.3 Neighbourhood Retail

The Neighbourhood Retail Official Plan designation permits a range of commercial uses, including office. There are five commercial within the Neighbourhood Retail designation. These include:

- Commercial One – C1
- Commercial Two – C2
- Commercial Three – C3
- Service Commercial – SC
- Highway Commercial One – HC1

Overall, there is general consistency between permitted uses under the Neighbourhood Retail designation and Zoning By-law 270-2004.

Potential exceptions to this include:

- Custom Workshop
- Group Home Type 2
- Hotel or Motel
- Lodging House

Additional permitted uses under Zoning By-law 270-2004 that are not previously identified, including:

- **“Banquet Hall:** Shall mean a building or portion of a building used for the assembly of persons for the gathering together of groups of persons for specific functions, or for the consumption of food and beverages operated on a profit-making basis.”

In general, the Zoning By-law is as permissive as the Official Plan Neighbourhood Retail designation and generally conforms to the Official Plan. It should be noted that the Official Plan establishes provisions that permit certain uses in all zones. Although the permitted uses listed above may not be specifically contemplated in the Official Plan Retail Structure

designations, they may be permitted by policies contained within separate sections of the Official Plan or the associated Secondary Plan. Further analysis and review with City staff may be required for interpretation and confirmation.

3.3.4 Convenience Retail

The Convenience Retail designation permits a range of commercial uses, as well as institutional and residential. There are seven commercial zones within the Convenience Retail designation. These include:

- Commercial One – C1
- Commercial Two – C2
- Commercial Three – C3
- Service Commercial – SC
- Highway Commercial One – HC1
- Highway Commercial Two – HC2
- Hurontario Mixed-Use One – HMU1

Overall, there is general consistency between permitted uses under the Convenience Retail designation and Zoning By-law 270-2004. Exceptions include previous uses identified, as follows:

- Banquet Facilities
- Custom Workshop
- Group Home Type 2
- Hotel and Motel

Within the Hurontario Mixed-Use One – HMU1 zone, a range of residential uses and mixed-uses are permitted that are not explicitly identified in the Official Plan but are likely to be addressed by the Hurontario Secondary Plan.

These identified conflicting uses (i.e., permitted by zoning but not clearly permitted by the Official Plan) include the following:

- **“Apartment Dwelling:** Shall mean a building containing five (5) or more dwelling units which have a common entrance from the street level, and the

occupants of which have the right to use common elements.”

- **“Nursing Home:** Shall mean any building or place maintained and operated for persons requiring nursing care.”
- **“Retirement Home:** Shall mean a residential care facility for the accommodation of persons, who, by reason of their emotional, mental, social, or physical condition, or legal status, require a supervised living arrangement for their well-being, in which:
 - (a) *Dwelling units, rooms or room and board are supplied for hire or gain;*
 - (b) *More than eight (8) persons in addition to the staff and operator are accommodated in the retirement home;*
 - (c) *There is a common dining room and common sitting room for residents;*

But shall not include:

- (a) *A group home;*
 - (b) *An auxiliary group home;*
 - (c) *A nursing home;*
 - (d) *A supportive housing facility;*
 - (e) *A lodging house.”*
- **“Senior Citizen Residence:** Shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens, containing only one or two-bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than fifty-eight decimal five (58.5) square metres and each two bedroom dwelling unit has a gross floor area of not more than seventy (70) square metres.”
- **“Supportive Housing Facility:** Shall mean a place for the accommodation persons, who, by reason of their emotional, mental, social, or physical condition, or legal status require a supervised group living arrangement for

their wellbeing, but shall exclude a foster home as defined in the Child and Family Services Act or successor.”

- **“Live-Work Townhouse Dwelling:** Shall mean a townhouse dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot, or has frontage on a public street, with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, where units have at least one common interior side wall; and where commercial and or residential uses are permitted on the ground floor/first floor, portions of the second or third floor; and where a home occupation is permitted on all floors; and where each dwelling unit may have a balcony or uncovered terrace on second or third storey.”
- **“Mixed Use Development:** Shall mean a premise upon which any combination of office, retail, commercial, or residential uses have been developed and managed as a unit.”

3.4 Review of Permitted Uses

WSP has reviewed the uses permitted in the commercial zones, and reflecting on experience in developing zoning by-laws and other best practices, has identified several opportunities and matters that will be considered for further review and implementation through the new Zoning By-law:

- **Contemporary uses and definitions:** It is important to ensure that the terminology and list of permitted uses are contemporary and aligned with modern land uses. Generally, the list of permitted uses in the Brampton Zoning By-law is fairly similar to other comprehensive zoning by-laws, but tweaks may be expected (e.g., tavern and the explicit reference to billiard halls). Other emerging land uses should also be identified and addressed (e.g., pet day care) based on the City’s experience. Furthermore, contemporary,

clear definitions are desirable, and the definition should be well-thought out. Some of the definitions could use some improvement and review (e.g., the minimum number of rooms in the Hotel definition is not typical).

- **Broad range of uses:** The prescriptive nature of the Zoning By-law means that it is inherently limiting, and there is a need to clearly understand and identify all potential permitted uses up-front in the interest of creating a Zoning By-law which best equips the City to address development proposals. Accordingly, there is a need to carefully consider potential uses that may be proposed, and appropriately address them in the Zoning By-law. This exercise may be informed by previous zoning amendments or minor variances which have added suitable uses but which were not defined in the By-law explicitly.

Further to this, the City has also requested examination of specific land use types and the potential need for specific regulation including payday loan establishments, kennels, marijuana dispensaries and growing establishments and other recent uses. These matters will be examined further in the Zoning strategy Report and addressed part of the Draft Zoning By-law.

- **Mix of Uses:** As noted, the City will be exploring a mixed-use hierarchy. While the Official Plan and Secondary Plan may not currently provide for mixed use, there is an opportunity to establish zones that will better positioning the City to review proposals for a mix of uses in areas designated for retail. Furthermore, more contemporary setbacks and permissions can help retail areas begin to transition and evolve. This could include reducing minimum front yard setbacks to allow street-related infilling on large retail sites.

- **Consistency:** It is critical to apply consistency in the naming of permitted uses, and ensuring that the naming is aligned with the definitions and with any other reference to the use (e.g., in the general provisions). It is also generally desirable to define most or all permitted uses to provide clarity to the By-law. Generally, commercial uses in the current Zoning By-law are consistently referred to throughout the By-law.

- **General intent:** There is an opportunity to consider describing the intent of each zone and land use, to aid in interpretation. This could be considered as explanatory notes (which do not form part of the by-law). The City of Ottawa Zoning By-law provides a descriptive statement on the intended use of each commercial zone. For example, the LC - Local Commercial Zone is described as follows:

- Allow a variety of small, locally-oriented convenience and service uses as well as residential uses in the General Urban Areas and in the Residential Character Areas of the Central Area designations of the Official Plan.
- Restrict the non-residential uses to individual occupancies or in groupings as part of a small plaza that would meet the needs of the surrounding residential areas.
- Provide an opportunity to accommodate residential or mixed uses development.
- Impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area.

- **Permitted use parent categories:** Both the City of Mississauga and Town of Oakville Zoning By-laws organize

specific uses by a parent category, shown using a matrix. For example, the Town of Oakville Zoning By-law contains six parent permitted uses as follows:

- Retail uses
- Service commercial uses
- Office uses
- Community uses
- Open space uses
- Motor vehicle uses

Associated specific uses are identified under each parent use. Organizing the permitted uses by the parent use can assist the overall usability and simplicity of the document by efficiently allowing for the By-law to refer to a group of similar uses specifically.

- **Zoning nomenclature:** Within the City of Mississauga, Town of Newmarket, Town of Oakville, and City of Ottawa Zoning By-laws, each commercial zone is identified with a code (e.g. C1), and a specific name that is representative of the general intent of the zone. As much as possible, zone categories should relate to the Official Plan categories. In the City of Brampton, the commercial zones are not identified using this approach, but instead by the 'commercial' designation, number, and a zone code (e.g. Commercial Two – C2). An alternative approach to be considered during the Zoning By-law Review is to develop and implement a unique name for each commercial zone which reflects its intended purpose as interpreted through the Official Plan. For example, the commercial zones in the Town of Oakville are identified as follows:

- Neighbourhood Commercial – C1
- Community Commercial – C2

- Core Commercial – C3
- Service Station – C4

3.5 Review of Zone Standards

The Zone Standards analysis reviews commercial zone standards in the City of Brampton Zoning By-law 270-2004 and those in the City of Mississauga, Town of Newmarket, and Town of Oakville. The objective of this analysis is to provide a general evaluation about how the commercial zone standards within the City of Brampton compare to those within more recent Zoning By-laws.

3.5.1 Town of Oakville Zoning By-law 2014-014

The Town of Oakville Zoning By-law 2014-014 establishes four distinct commercial zones as follows:

1. Neighbourhood Commercial – C1
2. Community Commercial – C2
3. Core Commercial – C3
4. Service Station – C4

For this analysis, the standards for the Town of Oakville Zoning By-law Neighbourhood Commercial – C1 zone are compared with the Commercial One – C1 zone of the City of Brampton Zoning By-law 270-2004. The general intent and permitted uses of these two zones are similar, and therefore a useful analysis can be conducted. Table 5: Town of Oakville Commercial Zone Standards Comparison evaluates the zoning standards of the Brampton C1 zone with those of the Neighbourhood Commercial – C1 zone in the Town of Oakville.

Table 5: Town of Oakville Commercial Zone Standards Comparison

Zone Standard	Brampton C1 Zone	Oakville C1 Zone
Minimum Lot Width	38.0m	30.0m
Minimum Front Yard Depth	15.0m	0.0m
Minimum Interior Side Yard Width	3.0m 6.0m when abutting Residential or Institutional Zone	0.0m
Minimum Exterior Side Yard Width	6.0m	0.0
Minimum Rear Yard Width	6.0m 9.0m when abutting Residential or Institutional	7.5m
Maximum Building Height	2 Storeys	2 Storeys 9.0m
Minimum Landscaped Open Space	20% of the minimum required front yard. 50% of the minimum required exterior side yard	10%

In addition to the zone standards for commercial zones that Zoning By-law 270-2004 regulates, the Town of Oakville Zoning By-law contains more detailed standards, including:

- Maximum setbacks
- Maximum percentage of net floor area on a lot permitted to be occupied by a single premise
- Maximum total net floor area for all uses other than retail stores on a lot
- Maximum net floor area for all retail and service commercial uses on a lot

The Town of Oakville Zoning By-law also contains provisions for Main Wall proportions in each of the C1, C2, and C3 zones. The Zoning By-law requires that the following apply to new buildings that are constructed after the effective date of the By-law:

- A minimum of 35% of the length of all main walls oriented towards the front lot line shall be located within the area on the lot defined by the minimum and maximum front yards.
- A minimum of 35% of the length of all main walls oriented towards the flankage lot line shall be located within the area on the lot defined by the minimum and maximum flankage yards.

The City of Brampton Zoning By-law 270-2004 Commercial One – C1 zone generally contains more restrictive standards than that of the Town of Oakville Zoning By-law 2014-014. For example, the required minimum setbacks are generally more permissive in the Town of Oakville, while the minimum required landscaped open space is also less. However, the Town of Oakville Zoning By-law contains maximum setbacks and maximum net floor areas for various uses. There are also minimum standards established for main wall orientation along certain lot lines.

Although the C1 Zone in Brampton may not be entirely comparable to the Oakville C1 zone in terms of its application, the Oakville example is indicative of efforts to reduce minimum requirements and to emphasize achieving urban design objectives through zoning.

3.5.2 City of Mississauga Zoning By-law 0225-2007

City of Mississauga Zoning By-law 0225-2007 contains standards for several commercial zones. For this analysis, standards for the Neighbourhood Commercial – C2 zone are compared to the Commercial Two – C2 zone of the City of Brampton Zoning By-law 270-2004. The comparison is shown in Table 6. The general intent and permitted uses of these two

zones are similar, and therefore a useful analysis can be conducted.

Table 6: City of Mississauga Commercial Zone Standards Comparison

Zone Standard	Brampton C2 Zone	Mississauga C2 Zone
Minimum Lot Width	21.0m	-
Minimum Front Yard Depth	21.0m	4.5m
Minimum Interior Side Yard Width	3.0m	6.0m abutting a Residential zone
	18.0m abutting Residential or Institutional Zone	4.5m abutting Institutional, Office, City Centre, Employment, Buffer, or Utility Zone
	21.0m abutting a 0.3m reserve or street	4.5m abutting a C4 zone
		4.5m abutting a C1, C2, C3, or C5 zone
		4.5m abutting any other zone
Minimum Exterior Side Yard Width	18.0m	4.5m
Minimum Rear Yard Width	6.0m	6.0m abutting Residential Zone
	18.0m abutting Residential or Institutional	4.5m abutting Institutional, Office, City Centre, Employment, Buffer, or Utility Zone
		4.5m abutting a C4 zone

Zone Standard	Brampton C2 Zone	Mississauga C2 Zone
		4.5m abutting a C1, C2, C3 or C5 zone
		4.5m abutting any other zone
Maximum Building Height	2 Storeys	20.0m and 4 storeys when Sloped roof 16.5m and 4 storeys when flat roof
Minimum Landscaped Open Space	20% of the minimum required front yard. 50% of the minimum required exterior side yard	-

In addition to the standards for commercial zones established through Zoning By-law 270-2004, the City of Mississauga Zoning By-law contains more detailed standards including the following:

- Maximum setbacks
- Maximum Gross Floor Area
- Minimum heights

There are also detailed standards for landscape buffers and building design, including:

- Minimum depths
- Maximum lengths of streetwalls
- Location of main front entrance

Standards contained within the City of Mississauga Zoning By-law are generally less restrictive than those contained within Zoning By-law 270-2004. However, the City of Mississauga Zoning By-law also contains maximums for setbacks, Gross Floor Areas, and minimums for building heights. Landscape and building design standards are also more robust, with minimum depths for buffers, maximum

lengths of streetwalls, and locations for main front entrances.

3.5.3 Town of Newmarket Zoning By-law 2010-40

This analysis compares the Highway Commercial 1 – HC1 zone standards in the City of Brampton with the Automotive Commercial (CA) zone in the Town of Newmarket Zoning By-law 2010-40. The results of this comparison are shown in Table 7.

Table 7: Town of Newmarket Commercial Zone Standards Comparison

Zone Standard	Brampton HC1 Zone	Newmarket CA Zone
Minimum Lot Width	38.0m	30.0m
Minimum Front Yard Depth	15.0m	10.6m
Minimum Interior Side Yard Width	3.0m 6.0m abutting Residential or Institutional	6.0m
Minimum Exterior Side Yard Width	6.0m	6.0m
Minimum Rear Yard Depth	6.0m 9.0m abutting Residential or Institutional Zone	10.6
Maximum Building Height	3.0 storeys	11.0m (3 storeys)
Minimum Landscaped Open Space	20% required front yard 50% required exterior side yard	-

The Newmarket Zoning By-law also contains standards for the Automotive Commercial (CA) zone as follows:

- Minimum Lot Area
- Maximum Lot Coverage
- Standards for Landscaping are contained within the General Provisions and are established through requirements for landscape buffers.

Standards contained within the Newmarket CA zone are comparable to Brampton's HC1 zone. The Town of Newmarket Zoning By-law 2010-40 contains additional standards for minimum lot area and maximum lot coverage, while standards for landscaping are contained within the General Provisions.

4 Conclusions and Recommendations

4.1 Secondary Plan Conformity

As identified at the outset of this Technical Paper, the City is completing a review, and where appropriate, consolidation of some Secondary Plans. It is recommended that any proposed changes to the City's Secondary Plan structure and implementing Official Plan Amendments be monitored throughout the Zoning By-law Review process. This is to ensure that any change to the Official Plan land use structure, as modified through the review of the Secondary Plans, is recognized and implemented through the new Zoning By-law.

In many instances, the Official Plan often defers to the Secondary Plans to provide more specific policy and to delineate the retail areas of the City in more detail. It is noted that in some lands designated for commercial uses through the Official Plan are zoned for non-commercial uses. Given that the Secondary Plans often provide more specific land use designations than the Official Plan, further evaluation of the Secondary Plans is required, and this will be addressed as part of the Secondary Plans conformity Technical Paper.

4.2 Official Plan Conformity

Ensuring Official Plan conformity in the context of the commercial areas of the City means ensuring that the permitted uses outlined in the Zoning By-law are well aligned with the Official Plan, and that other policies of the Official Plan are also being achieved. The following conclusions and recommendations are identified with respect to ensuring Official Plan conformity:

- Most land use zones within the Official Plan's retail structure is commercial, which is generally conforms to the Official Plan.
- In some instances, the preceding analysis has identified instances where permitted uses may conflict with the

Official Plan. However, this finding would require further analysis of the Secondary Plans to confirm if this conclusion is appropriate.

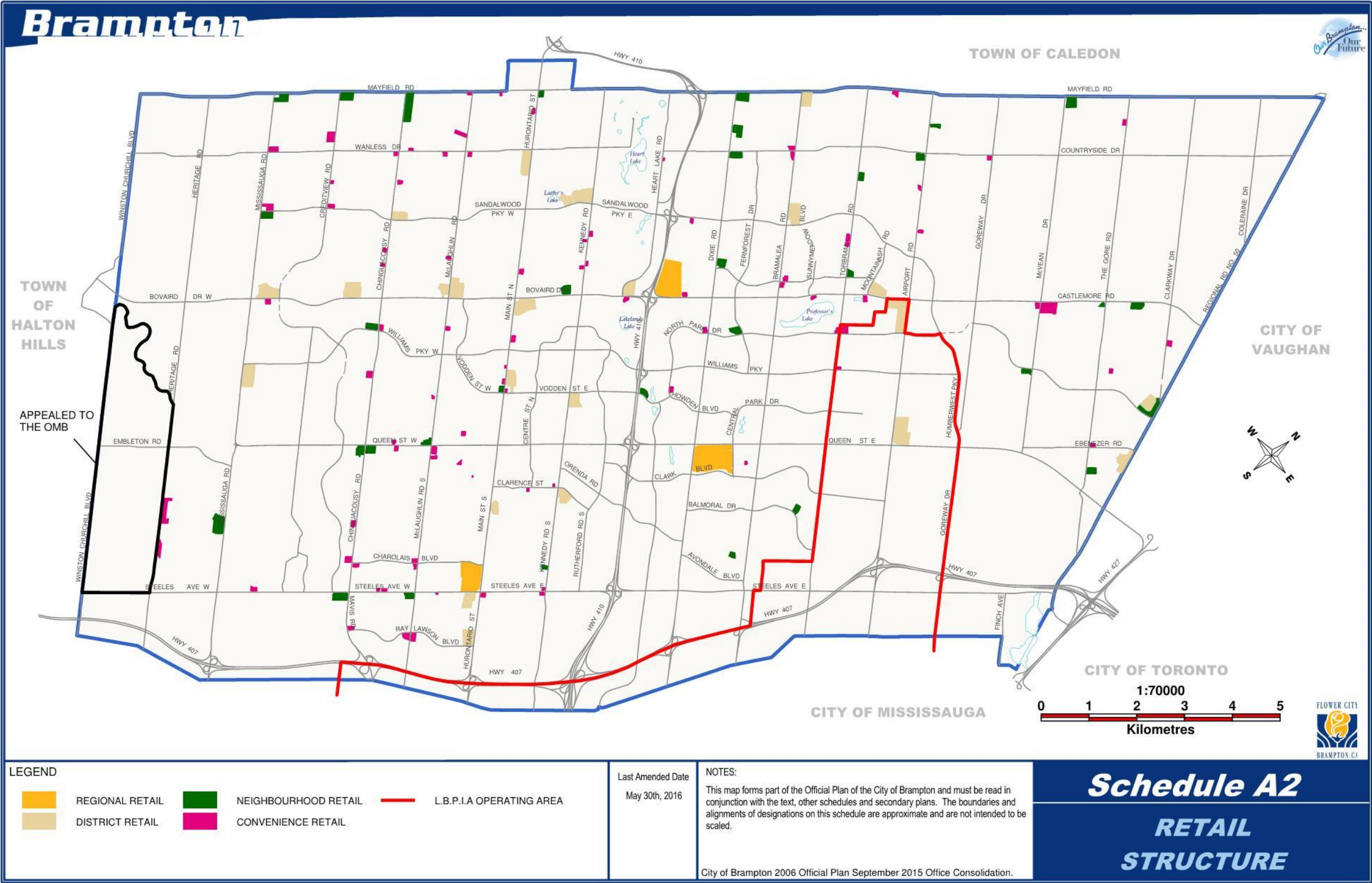
- There are non-commercial zones within the retail structure designations, as identified in this analysis. In some cases, this is likely appropriate for various circumstances as outlined (e.g., lands zoned agricultural or are vacant but will require rezoning). Again, this would require confirmation with the Secondary Plans to ensure conformity.
- It is noted that the broad intent of the commercial zones is not well-aligned with the retail structure of the Official Plan. It is considered good practice to implement a land use structure for retail zones that reflects the designations of the Official Plan (as well as the Secondary Plans). This would best ensure that the City is well positioned to implement future zones that are in conformity with the Official Plan. However, it is noted that this may not be possible to achieve in four zones (i.e., to correspond to the four Official Plan Designations). There may be a need to identify multiple commercial zones as appropriate through the Zoning By-law Review.
- Moving forward, to support transition of commercial areas to a mixed-use hierarchy, there may be an opportunity to establish zone provisions that will assist in this transition. However, the zoning will need to be in conformity with the current Official Plan and Secondary Plans.

4.3 Commercial Zone Recommendations

With regards to updating the various Commercial Zones (as will be undertaken through the development of the new Zoning By-law), the following principles and approaches are recommended based on the analysis and

review of best practices as discussed in this Paper:

- It is recommended that the intent of the commercial zones be indicated in the zone name. For example, the C1 zone may be the “Convenience Commercial zone” rather than simply being named Commercial One. This should relate to the Official Plan’s hierarchy. Further explanatory notations can assist the user in interpreting the intent of the zones.
- There is a need to generally modernize the permitted uses. While only a few potential modifications were noted (e.g., tavern), some updates are anticipated to be required through more detailed review. Additionally, updates will be made with respect to more recent legislation and consistency with terminology used in the Official Plan, as applicable.
- Further, there is a need to ensure the Zoning By-law is addressing modern commercial uses. This may be informed by a review of minor variances, zoning amendments, and other zoning by-laws in Ontario. As much as possible, the list of permitted uses should be comprehensive in nature, to ensure the City is able to clearly respond to requests and inquiries.
- There may be benefit in broadly defining different categories of permitted uses, in addition to the more detailed definitions. For example, a supermarket (detailed definition) may form a component of a retail use (broader definition). This approach can assist in referring to a “class” of uses more conveniently in the By-law, and aid in the overall usability of the By-law document.
- The use of terminology for uses should be consistent amongst the zones, definitions, and in other references to permitted uses. Further, most (or all) permitted uses should be defined.
- Where possible, it is acknowledged that the current retail hierarchy may be revised to permit a greater diversity of complementary uses in the commercial zones (e.g. mixed commercial use with residential). Although the Zoning By-law must conform to the Official Plan, it is anticipated that the City’s Official Plan Review will address the current retail hierarchy in detail to allow for greater flexibility. This is further supported in the Phase 2 Official Plan Review Report, summarized in Section 2.4 of this Paper. The new Zoning By-law may be developed to reflect this by implementing zones that establish permissions to enable commercial lands to evolve over time from existing retail to mixed-use.
- Some of the lot and building requirements in the commercial zones are very restrictive compared with other municipal zoning by-laws. More recent zoning by-laws have generally moved towards lower minimum standards and the introduction of maximum standards. There is an increased emphasis on achieving a desired built form through zoning by other municipalities. This includes more detailed requirements such as build-to lines, street wall requirements, entrance requirements and other provisions.
- The implications of modifying current zone standards should be considered thoroughly, as it may result in creating legal non-complying structures. Reducing minimum standards does not create instances of legal non-conformity, but the introduction of new standards or maximum standards will likely have this effect. However, this can also be addressed through general provisions in the By-law that can recognize certain circumstances and provide legal status.



APPENDIX B: COMPARISON OF PERMITTED USES (REGIONAL RETAIL)**LEGEND:**

Use is not permitted (permission may be provided
by the Secondary Plan in some cases)

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES	
REGIONAL RETAIL	COMMERCIAL THREE – C3	HIGHWAY COMMERCIAL TWO – HC2
<ul style="list-style-type: none"> Retail Stores Major Department Stores Discount Department Stores Major and Speciality Department Food Stores Supermarkets Pharmacies Restaurants Major Offices Retail Warehouses Entertainment Facilities Service Establishments Warehouse Membership Clubs Home Improvement Stores Entertainment Uses (Subject to Official Plan Conditions) Automobile Service Station 	RETAIL ESTABLISHMENT	SERVICE STATION OR GAS BAR
	SUPERMARKET	MOTOR VEHICLE WASHING ESTABLISHMENT
	SERVICE SHOP	ONLY IN CONJUNCTION WITH A SERVICE STATION OR GAS BAR, A RETAIL ESTABLISHMENT HAVING NO OUTSIDE STORAGE, A CONVENIENCE STORE, CONVENIENCE RESTAURANT, PERSONAL SERVICE SHOP, A DRY CLEANING AND LAUNDRY DISTRIBUTION STATION, OR A BANK, TRUST COMPANY OR FINANCE COMPANY
	PERSONAL SERVICE SHOP	ANIMAL HOSPITAL
	BANK, TRUST COMPANY, FINANCE COMPANY	PLACE OF WORSHIP
	OFFICE	
	DRY CLEANING AND LAUNDRY DISTRIBUTION	
	LAUNDROMAT	
	PARKING LOT	

<ul style="list-style-type: none"> Community Services (services and supports commonly referred to as health, education, culture, social and protection services which meet the needs of residents) Open Space Recreational Facilities Cultural Facilities Institutional Uses Mixed-use Residential Places of Worship (Subject to Official Plan Conditions) 	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	
	SERVICE STATION OR GAS BAR	
	PRINTING OR COPYING ESTABLISHMENT	
	COMMERCIAL SCHOOL	
	GARDEN CENTRE SALES ESTABLISHMENT	
	AMUSEMENT ARCADE	
	TEMPORARY OPEN AIR MARKET	
	PLACE OF COMMERCIAL RECREATION – NOT INCLUDING BILLIARD HALL	
	COMMUNITY CLUB	
	HEALTH OR FITNESS CENTRE	
	TAVERN	
	TAXI OR BUS STATION	
	CUSTOM WORKSHOP	
	MOTOR VEHICLE OR BOAT SALES ESTABLISHMENT	
	MOTOR VEHICLE REPAIR SHOP	
	SWIMMING POOL SALES AND SERVICE ESTABLISHMENT	
	ANIMAL HOSPITAL	
	PLACE OF WORSHIP	

APPENDIX B: COMPARISON OF PERMITTED USES (DISTRICT RETAIL)**LEGEND:**

Use is not permitted (permission may be provided by the Secondary Plan in some cases)

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES				
DISTRICT RETAIL	COMMERCIAL TWO – C2	COMMERCIAL THREE – C3	SERVICE COMMERCIAL – SC	HIGHWAY COMMERCIAL ONE – HC1	HIGHWAY COMMERCIAL TWO – HC2
<ul style="list-style-type: none"> • Supermarket • Major Department Store • Discount Department Store • Home Improvement Store • Warehouse Membership Club • Hardware Store • Automotive Store • Pharmacies • Restaurants • Service Establishments • Places of Worship • Institutional Uses (Offices) • Gas Bars • Rapid Oil Change • Car Washes 	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	HOTEL OR MOTEL	SERVICE STATION OR GAS BAR
	SUPERMARKET	SUPERMARKET	SERVICE SHOP	MOTOR VEHICLE OR BOAT SALES, RENTAL, LEASING OR SERVICE ESTABLISHMENT, A MOTOR VEHICLE REPAIR SHOP, AND A MOTO VEHICLE OR BOAT PARTS AND ACCESSORIES SALES ESTABLISHMENT	MOTOR VEHICLE WASHING ESTABLISHMENT
	SERVICE SHOP	SERVICE SHOP	PERSONAL SERVICE SHOP	ONLY IN CONJUNCTION WITH A MOTOR VEHICLE SALES, RENTAL, LEASING OR SERVICE ESTABLISHMENT, A	ONLY IN CONJUNCTION WITH A SERVICE STATION OF GAS BAR, A RETAIL ESTABLISHMENT HAVING NO

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES				
<ul style="list-style-type: none"> Service Commercial Community Services (services and supports commonly referred to as health, education, culture, social and protection services which meet the needs of residents) Office Entertainment Uses (Subject to Official Plan Conditions) Multiple Density Housing (Subject to Official Plan Conditions) 				MOTOR VEHICLE BODY SHOP	OUTSIDE STORAGE, A CONVENIENCE STORE, CONVENIENCE RESTAURANT, PERSONAL SERVICE SHOP, A DRY CLEANING AND LAUNDRY DISTRIBUTION STATION, OR A BANK, TRUST COMPANY OR FINANCE COMPANY
	PERSONAL SERVICE SHOP	PERSONAL SERVICE SHOP	BANK, TRUST COMPANY, AND FINANCE COMPANY	PARKING LOT	ANIMAL HOSPITAL
	BANK, TRUST COMPANY, OR FINANCE COMPANY	BANK, TRUST COMPANY, FINANCE COMPANY	OFFICE	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	PLACE OF WORSHIP
	OFFICE	OFFICE	DRY CLEANING AND LAUNDRY DISTRIBUTION	TAVERN	
	DRY CLEANING AND LAUNDRY DISTRIBUTION	DRY CLEANING AND LAUNDRY DISTRIBUTION	LAUNDROMAT	TAXI OR BUS STATION	
	LAUNDROMAT	LAUNDROMAT	PARKING LOT	BANQUET FACILITIES	

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES				
	PARKING LOT	PARKING LOT	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	COMMUNITY CLUB	
	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	PRINTING OR COPYING ESTABLISHMENT	TOOL AND EQUIPMENT RENTAL ESTABLISHMENT	
	SERVICE STATION OR GAS BAR	SERVICE STATION OR GAS BAR	GARDEN CENTRE SALES ESTABLISHMENT	ANIMAL HOSPITAL	
	PRINTING OR COPYING ESTABLISHMENT	PRINTING OR COPYING ESTABLISHMENT	COMMUNITY CLUB	USES PERMITTED BY A HC2 ZONE	
	COMMERCIAL SCHOOL	COMMERCIAL SCHOOL	HEALTH OR FITNESS CENTRE	GROUP HOME TYPE 2	
	GARDEN CENTRE SALES ESTABLISHMENT	GARDEN CENTRE SALES ESTABLISHMENT	TAVERN	LODGING HOUSE	
	AMUSEMENT ARCADE	AMUSEMENT ARCADE	CUSTOM WORKSHOP	PLACE OF WORSHIP	
	TEMPORARY OPEN AIR MARKET	TEMPORARY OPEN AIR MARKET	ANIMAL HOSPITAL		

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES				
	PLACE OF COMMERCIAL RECREATION	PLACE OF COMMERCIAL RECREATION – NOT INCLUDING BILLIARD HALL	PLACE OF WORSHIP		
	COMMUNITY CLUB	COMMUNITY CLUB	DAY NURSERY		
	HEALTH OR FITNESS CENTRE	HEALTH OR FITNESS CENTRE	GROUP HOME TYPE 2		
	TAVERN	TAVERN	LODGING HOUSE		
	TAXI OR BUS STATION	TAXI OR BUS STATION			
	CUSTOM WORKSHOP	CUSTOM WORKSHOP			
	ANIMAL HOSPITAL	MOTOR VEHICLE OR BOAT SALES ESTABLISHMENT			
	PLACE OF WORSHIP	MOTOR VEHICLE REPAIR SHOP			
		SWIMMING POOL SALES AND SERVICE ESTABLISHMENT			
		ANIMAL HOSPITAL			
		PLACE OF WORSHIP			

APPENDIX B: COMPARISON OF PERMITTED USES (NEIGHBOURHOOD RETAIL)**LEGEND:**

Use is not permitted (permission may be provided by the Secondary Plan in some cases)

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES				
NEIGHBOURHOOD RETAIL PERMITTED USES	COMMERCIAL ONE – C1	COMMERCIAL TWO – C2	COMMERCIAL THREE – C3	SERVICE COMMERCIAL – SC	HIGHWAY COMMERCIAL ONE – HC1
<ul style="list-style-type: none"> • Small Scale Retail Stores • Supermarkets • Speciality Stores • Junior Department Stores • Pharmacies • Restaurants • Service Establishments • Drive-through Facilities (Subject to official Plan Conditions) • Gas Bars • Car Washes • Service Commercial • Office • Entertainment Uses • Complementary Uses Permitted in Institutional and Open Space 	RETAIL ESTABLISHMENT	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	HOTEL OR MOTEL
	GROCERY STORE	SUPERMARKET	SUPERMARKET	SERVICE SHOP	MOTOR VEHICLE OR BOAT SALES, RENTAL, LEASING OR SERVICE ESTABLISHMENT, A MOTOR VEHICLE REPAIR SHOP, AND A MOTO VEHICLE OR BOAT PARTS AND ACCESSORIES SALES ESTABLISHMENT
	SERVICE SHOP	SERVICE SHOP	SERVICE SHOP	PERSONAL SERVICE SHOP	ONLY IN CONJUNCTION WITH A MOTOR VEHICLE SALES, RENTAL, LEASING OR SERVICE ESTABLISHMENT, A

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES				
<ul style="list-style-type: none"> Places of Worship (Subject to Official Plan Conditions) 					MOTOR VEHICLE BODY SHOP
	PERSONAL SERVICE SHOP	PERSONAL SERVICE SHOP	PERSONAL SERVICE SHOP	BANK, TRUST COMPANY, AND FINANCE COMPANY	PARKING LOT
	A BANK, TRUST COMPANY, OR FINANCE COMPANY	BANK, TRUST COMPANY, OR FINANCE COMPANY	BANK, TRUST COMPANY, FINANCE COMPANY	OFFICE	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT
	OFFICE	OFFICE	OFFICE	DRY CLEANING AND LAUNDRY DISTRIBUTION	TAVERN
	DRY CLEANING AND LAUNDRY DISTRIBUTION	DRY CLEANING AND LAUNDRY DISTRIBUTION	DRY CLEANING AND LAUNDRY DISTRIBUTION	LAUNDROMAT	TAXI OR BUS STATION
	LAUNDROMAT	LAUNDROMAT	LAUNDROMAT	PARKING LOT	BANQUET FACILITIES
	PARKING LOT	PARKING LOT	PARKING LOT	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	COMMUNITY CLUB
	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	PRINTING OR COPYING ESTABLISHMENT	TOOL AND EQUIPMENT RENTAL ESTABLISHMENT

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES				
	ANIMAL HOSPITAL	SERVICE STATION OR GAS BAR	SERVICE STATION OR GAS BAR	GARDEN CENTRE SALES ESTABLISHMENT	ANIMAL HOSPITAL
	PLACE OF WORSHIP	PRINTING OR COPYING ESTABLISHMENT	PRINTING OR COPYING ESTABLISHMENT	COMMUNITY CLUB	USES PERMITTED BY A HC2 ZONE
	LIBRARY	COMMERCIAL SCHOOL	COMMERCIAL SCHOOL	HEALTH OR FITNESS CENTRE	GROUP HOME TYPE 2
	GROUP HOME TYPE 2	GARDEN CENTRE SALES ESTABLISHMENT	GARDEN CENTRE SALES ESTABLISHMENT	TAVERN	LODGING HOUSE
		AMUSEMENT ARCADE	AMUSEMENT ARCADE	CUSTOM WORKSHOP	PLACE OF WORSHIP
		TEMPORARY OPEN AIR MARKET	TEMPORARY OPEN AIR MARKET	ANIMAL HOSPITAL	
		PLACE OF COMMERCIAL RECREATION	PLACE OF COMMERCIAL RECREATION – NOT INCLUDING BILLIARD HALL	DAY NURSERY	
		COMMUNITY CLUB	COMMUNITY CLUB	GROUP HOME TYPE 2	
		HEALTH OR FITNESS CENTRE	HEALTH OR FITNESS CENTRE	LODGING HOUSE	
		TAVERN	TAVERN		
		TAXI OR BUS STATION	TAXI OR BUS STATION		

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES				
		CUSTOM WORKSHOP	CUSTOM WORKSHOP		
		ANIMAL HOSPITAL	MOTOR VEHICLE OR BOAT SALES ESTABLISHMENT		
		PLACE OF WORSHIP	MOTOR VEHICLE REPAIR SHOP		
			SWIMMING POOL SALES AND SERVICE ESTABLISHMENT		
			ANIMAL HOSPITAL		
			PLACE OF WORSHIP		

APPENDIX B: COMPARISON OF PERMITTED USES (CONVENIENCE RETAIL)**LEGEND:**

Use is not permitted (permission may be provided by the Secondary Plan in some cases)

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES						
CONVENIENCE RETAIL PERMITTED USES	COMMERCIAL ONE – C1	COMMERCIAL TWO – C2	COMMERCIAL THREE – C3	SERVICE COMMERCIAL – SC	HIGHWAY COMMERCIAL ONE – HC1	HIGHWAY COMMERCIAL TWO – HC2	HURONTARIO CORRIDOR MIXED- USE ONE – HMU1
<ul style="list-style-type: none"> Small Scale Retail Stores Supermarkets 	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	RETAIL ESTABLISHMENT – NO OUTSIDE STORAGE	HOTEL OR MOTEL	SERVICE STATION OR GAS BAR	RETAIL ESTABLISHMENT – GFA LESS THAN 1500 SQ. M.
<ul style="list-style-type: none"> Specialty Stores Junior Department Stores Pharmacies Restaurants Service Establishment Drive-through Facilities (Subject to official Plan Conditions) 	GROCERY STORE	SUPERMARKET	SUPERMARKET	SERVICE SHOP	MOTOR VEHICLE OR BOAT SALES, RENTAL, LEASING OR SERVICE ESTABLISHMENT, A MOTOR VEHICLE REPAIR SHOP, AND A MOTOR VEHICLE OR BOAT PARTS AND ACCESSORIES SALES ESTABLISHMENT	MOTOR VEHICLE WASHING ESTABLISHMENT	SERVICE SHOP
	SERVICE SHOP	SERVICE SHOP	SERVICE SHOP	PERSONAL SERVICE SHOP	ONLY IN CONJUNCTION WITH A MOTOR	ONLY IN CONJUNCTION WITH A SERVICE	PERSONAL SERVICE SHOP

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES						
<ul style="list-style-type: none"> Gas Bars Car Washes Service Commercial Office Entertainment Uses Institutional Open Space Places of Worship 					VEHICLE SALES, RENTAL, LEASING OR SERVICE ESTABLISHMENT, A MOTOR VEHICLE BODY SHOP	STATION OF GAS BAR, A RETAIL ESTABLISHMENT HAVING NO OUTSIDE STORAGE, A CONVENIENCE STORE, CONVENIENCE RESTAURANT, PERSONAL SERVICE SHOP, A DRY CLEANING AND LAUNDRY DISTRIBUTION STATION, OR A BANK, TRUST COMPANY OR FINANCE COMPANY	
	PERSONAL SERVICE SHOP	PERSONAL SERVICE SHOP	PERSONAL SERVICE SHOP	BANK, TRUST COMPANY, AND FINANCE COMPANY	PARKING LOT	ANIMAL HOSPITAL	BANK, TRUST COMPANY, AND FINANCE COMPANY
	A BANK, TRUST COMPANY, OR FINANCE COMPANY	BANK, TRUST COMPANY, OR FINANCE COMPANY	BANK, TRUST COMPANY, FINANCE COMPANY	OFFICE	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	PLACE OF WORSHIP	DRY CLEANING AND LAUNDRY DISTRIBUTION

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES						
	OFFICE	OFFICE	OFFICE	DRY CLEANING AND LAUNDRY DISTRIBUTION	TAVERN		LAUNDROMAT
	DRY CLEANING AND LAUNDRY DISTRIBUTION	DRY CLEANING AND LAUNDRY DISTRIBUTION	DRY CLEANING AND LAUNDRY DISTRIBUTION	LAUNDROMAT	TAXI OR BUS STATION		DINING ROOM RESTAURANT, TAKE-OUT RESTAURANT
	LAUNDROMAT	LAUNDROMAT	LAUNDROMAT	PARKING LOT	BANQUET FACILITIES		PRINTING OR COPYING ESTABLISHMENT
	PARKING LOT	PARKING LOT	PARKING LOT	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	COMMUNITY CLUB		COMMERCIAL SCHOOL
	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	DINING ROOM RESTAURANT, CONVENIENCE RESTAURANT, TAKE-OUT RESTAURANT	PRINTING OR COPYING ESTABLISHMEN T	TOOL AND EQUIPMENT RENTAL ESTABLISHMENT		COMMUNITY CLUB
	ANIMAL HOSPITAL	SERVICE STATION OR GAS BAR	SERVICE STATION OR GAS BAR	GARDEN CENTRE SALES ESTABLISHMEN T	ANIMAL HOSPITAL		HEALTH CENTRE
	PLACE OF WORSHIP	PRINTING OR COPYING ESTABLISHMEN T	PRINTING OR COPYING ESTABLISHMEN T	COMMUNITY CLUB	USES PERMITTED BY A HC2 ZONE		TAXI OR BUS STATION

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES						
	LIBRARY	COMMERCIAL SCHOOL	COMMERCIAL SCHOOL	HEALTH OR FITNESS CENTRE	GROUP HOME TYPE 2		ART GALLERY, MUSEUM OR ART/PHOTO STUDIO
	GROUP HOME TYPE 2	GARDEN CENTRE SALES ESTABLISHMEN T	GARDEN CENTRE SALES ESTABLISHMEN T	TAVERN	LODGING HOUSE		CONVENIENCE STORE OR GROCERY STORE
		AMUSEMENT ARCADE	AMUSEMENT ARCADE	CUSTOM WORKSHOP	PLACE OF WORSHIP		TRAVEL AGENCY
		TEMPORARY OPEN AIR MARKET	TEMPORARY OPEN AIR MARKET	ANIMAL HOSPITAL			OFFICE
		PLACE OF COMMERCIAL RECREATION	PLACE OF COMMERCIAL RECREATION – NOT INCLUDING BILLIARD HALL	DAY NURSERY			HOTEL OR MOTEL
		COMMUNITY CLUB	COMMUNITY CLUB	GROUP HOME TYPE 2			SHOPPING CENTRE
		HEALTH OR FITNESS CENTRE	HEALTH OR FITNESS CENTRE	LODGING HOUSE			BANQUET HALL
		TAVERN	TAVERN				PLACE OF COMMERCIAL RECREATION

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES						
		TAXI OR BUS STATION	TAXI OR BUS STATION				SUPERMARKET WITH A GFA OF 930 SQ. M. OR LESS AND WHICH FORMS PART OF A MIXED USE DEVELOPMENT
		CUSTOM WORKSHOP	CUSTOM WORKSHOP				ANIMAL HOSPITAL
		ANIMAL HOSPITAL	MOTOR VEHICLE OR BOAT SALES ESTABLISHMEN T				MOVIE THEATRES
		PLACE OF WORSHIP	MOTOR VEHICLE REPAIR SHOP				PLACE OF WORSHIP
			SWIMMING POOL SALES AND SERVICE ESTABLISHMEN T				DAY NURSERY
			ANIMAL HOSPITAL				PRIVATE OR PUBLIC SCHOOL
			PLACE OF WORSHIP				LIBRARY
							APARTMENT DWELLING, PROVIDED THAT

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES						
							<p>THE PORTION OF THE FLOOR AREA WITHIN THE FIRST STOREY OF ANY BUILDING WITH A WALL ADJACENT TO HURONTARIO / MAIN STREET OR STEELES AVENUE EAST IS USED FOR COMMERCIAL PURPOSES. NOTWITHSTANDING THE ABOVE, ENTRANCES, LOBBIES AND USES ACCESSORY TO THE APARTMENT DWELLING ARE PERMITTED PROVIDED THAT NO MORE THAN 30% OF THE WALL FACING THE STREET IS OCCUPIED BY ENTRANCES OR LOBBIES</p>
							NURSING HOME
							RETIREMENT HOME
							SENIORS RESIDENCE

OFFICIAL PLAN RETAIL DESIGNATION	ZONING BY-LAW 270-2004 COMMERCIAL LAND USE ZONES						
							SUPPORTIVE HOUSING FACILITY
							LIVE WORK TOWNHOUSE DWELLING, ONLY AS PART OF A MIXED-USE DEVELOPMENT
							MIXED USE DEVELOPMENT
							COMMUNITY CENTRE
							PURPOSES ACCESSORY TO THE OTHER PERMITTED USES

APPENDIX C: Illustration of Zoning within Retail Designations

