

Appendix B: Proposed Amendments to the C-1A Zone

Legend

- **BLUE** text shows those regulations to be added to the C-1A zone
- **RED** text shows those regulations to be removed from the C-1A zone.

6G.0 WILDWOOD TERRACE NEIGHBOURHOOD COMMERCIAL ZONE - C-1A Bylaw 3759

6G.01 Permitted Uses

In addition to the uses permitted in Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Wildwood Terrace Neighbourhood Commercial C-1A Zone:

- (a) Convenience Store;
- (b) Retail Store, excluding gas bars, gas stations or bulk fuel sales, auto repair or car wash, or any use for which a permit is required under the *Environmental Management Act or Regulation*;
- (c) Civic Uses;
- (d) Food and Beverage Processing; *Bylaw 4381*
- (e) Country Market; *Bylaw 4381*
- (f) **Restaurant**; *Bylaw 4599*
- (g) **Personal Services**; *Bylaw 4599*
- (h) **Offices**; *Bylaw 4599*
- (i) **Health Services**; *Bylaw 4599*

6G.02 Permitted Accessory Uses

In addition to the uses permitted by Section 23.01 of Part 2 of this Bylaw, the following Accessory Uses in conjunction with a permitted Principal Use and no others shall be permitted in the C-1A Zone:

Bylaw 4599

- (a) Residential;
- (b) Screened storage yard;
- (c) Buildings or structures accessory to the above uses; ~~pursuant to Part 1, Subsection 4.04.~~
- (d) Onsite store, picnic area, lounge and special event area accessory to a manufacturer liquor licence subject to the *Liquor Control and Licensing Act*. *Bylaw 4381*

6G.023 Minimum Parcel Size for Subdivision Purposes

- (a) The minimum parcel size for subdivision purposes is 0.4 ha;
- (b) Notwithstanding Section 6G.03(a) of Part 2 of this Bylaw, lot averaging is permitted with an average lot size of 0.4 ha and a minimum lot size of 0.2 ha.

Bylaw 4599

~~For Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, as shown on Map Nos. 1 and 2, one 3.3 ha parcel is permitted.~~

6G.034 Density Provisions

One dwelling unit in conjunction with a principal use.

6G.045 Height

No building or structure, shall exceed ~~9 m~~ 12.0 m in height;

Bylaw 4599

6G.056 Parcel Coverage

Maximum parcel coverage shall be 25%.

6G.067 Minimum Frontage for Subdivision Purposes

Minimum frontage on a highway shall be 16 m.

6G.078 Maximum Size of ~~Principal~~ all Buildings and Structures

The Total Floor Area and sum of all buildings and structures on a parcel shall not exceed a Floor Area Ratio of 0.4.

Bylaw 4599

~~The maximum size of all buildings and structures shall not exceed a Total Floor Area of 2,000 m².~~

~~*Bylaw 4381*~~

6G.089 Yard Setback Requirements

All principal and accessory buildings and structures must meet the following yard requirements:

(a) Principal buildings and structures are required to be:

- (i) A minimum of 7.5m from the lot line of a street and or public highway; and
- (ii) A minimum of 3.0m from the lot line of a parcel; and
- (iii) Notwithstanding Pat 2 Section 6G.09 (a) (ii) above; a minimum of 9.0m is required from the lot lines of parcels in Residential, Rural Residential, or Multiple Family Residential zones.

(b) Accessory buildings and structures are required to be:

- (i) A minimum of 7.5m from the lot line of a street and or public highway; and
- (ii) A minimum of 3.0m from a lot line of a parcel.

Bylaw 4599

~~(c) Front Yards shall be a minimum of 7.5 m;~~

~~(d) Side yards shall be 6 m;~~

~~(e) Rear yards shall be 10 m;~~

~~(f) Where a permitted use in this zone is proposed adjacent to a Rural Residential Zone, no building or structure or use except a fence and/or a retaining wall shall be located in the required yard which separates the two.~~

6G.10 Parking Setback

- (a) Bare land strata lots may provide parking spaces in accordance with this bylaw sited on common property registered on title to those strata lots;
- (b) For lot lines that abut a public highway, parking spaces provided in accordance with this bylaw shall be a minimum of 7.5m; and
- (c) For lot lines that do not abut a public highway, parking spaces provided in accordance with this bylaw shall be a minimum of 3.0m from a lot line.