



Number - 2022

To amend Comprehensive Zoning By-law 270-2004

1. By-law 270-2004, as amended, is hereby further amended:

- | | |
|--|---|
| From: | To: |
| Agricultural – Section 429 (A-Section 429) | Service Commercial – Section 3609 (SC-3609) Service Commercial (H) – Section 3609 (SC(H)-3609) |

- 3609.2 shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width: 35 metres
- b) Minimum Front Yard Depth: 4.5 metres
- c) Minimum Exterior Side Yard Depth: 3.0 metres
- d) Minimum Rear Yard Depth: 3.0 metres
- e) Minimum Building Height: 6.2 metres
- f) Any building within 30 metres of Heritage Road shall have a minimum height of 2 storeys.
- g) Location of Parking: No parking shall be located in the front or exterior side yards
- h) Minimum required loading space: 1 loading space
- i) A minimum of 1 parking space per 26 square metres of gross floor area shall be provided.
- j) A Hydro Transformer shall be setback a minimum of 2.4 metres from the interior side yard property line and 1.25 metres from the rear yard property line.

3609.3 Until such time as the Holding (H) is lifted the lands zoned SC(H) – 3609 shall only be used for the following purposes:

- a) The uses permitted in the Floodplain (F) zone in accordance with requirements of that zone;

3609.4 The Holding symbol (H) for the lands zoned SC (H) 3609 shall not be removed until such time as the Credit Valley Conservation Authority has provided confirmation the lands are no longer located within a Floodplain”.

ENACTED and PASSED this 26th day of January, 2022.

Approved as to
form.

2022/Jan/18

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/01/18

AAP

Peter Fay, City Clerk

(C05W04.006)