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Phase 2 Commercial Zones Report

Town of Whitby Comprehensive Zoning By-law Study

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Prepared For: Whitby

IN THE ZONE

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1. Introduction



This Report forms part of the Whitby Zoning By-law Review Study, a comprehensive phased undertaking that sets out to update Whitby's existing Zoning By-laws 1784, 2585 and 5581-05 into a new single Comprehensive Zoning By-law for the Town. The overall intent of the Zoning By- law Review Study is to create a new Comprehensive Zoning By-law that will implement the Official Plan, that is clear, concise and easy to read, and that provides necessary land use and built form direction while being flexible in implementation where appropriate.

Phase 1 of the Study consisted of a thorough review of the Town's existing Zoning By-laws, Zoning By-Law #1784 ("1784"), Zoning By-Law #2585 ("2585") and Oak Ridges Moraine Zoning By-Law #5581-05 ("5581-05"), as well as an identification of issues and opportunities.

Phase 2 focuses on analyzing the issues identified in the Phase 1 reports in order to develop options and recommendations.

The objective of this Phase 2 Commercial Zones Report is to provide strategic direction and a general blueprint for the breakdown, structure, permissions and provisions of the Town's new commercial zones. As a basis for structuring the commercial zones, the commercial designations of the Official Plan and Secondary Plans were examined and thus the designation categories form the basis for the organisation of this report.

This Report is broken down as follows:

Section 1: Introduction – Introduces the Phase 2 Commercial Zones Report and provides a brief overview of the Phase 1 Report.

Section 2: Major Commercial – Provides an overview of a new Major Commercial Zone, including permissions and provisions.

Section 3: Local Commercial – Provides an overview of a new Local Commercial Zone, including permissions and provisions.

Section 4: Community Commercial– Provides an overview of a new Community Commercial Zone, including permissions and provisions.

Section 5: Special Purpose Commercial - Provides an overview of a new Special Purpose Commercial Zone, including permissions and provisions.

Section 6: Special Activity Nodes – Provides an overview of Whitby's Special Activity Nodes, and how to zone these in the new Comprehensive Zoning By-law.

Section 7: Other Commercial – Provides an overview of Whitby's Other Commercial designations, and how to zone these in the new Comprehensive Zoning By-law.

Section 8: Hamlet Commercial – Provides an overview of Whitby's Hamlet Commercial designations, and how to zone these in the new Comprehensive Zoning By-law.

Section 9: Automobile/Gas Bar – Provides an overview of Whitby's Automobile/Gas Bar zones, and how to zone these in the new Comprehensive Zoning By-law.

Section 10: Commercial Zones outside of Commercial Designations addresses instance of commercially zones properties outside of the commercial designations previously discussed in this report.

Section 11: Conclusions and Next Steps – Provides a summary of the report and addresses next steps for the Study.

1.1. Phase 1 Commercial Zones Report

As part of the Phase 1 Commercial Zones Report, a comparative review and analysis of the structure, zone organization and mapping of Whitby's commercial zones across the three existing Zoning By-laws 1784, 2582 and 5581-05 was undertaken. The Town's Zoning By-laws contain 26 different parent commercial zones permitting a range of commercial uses. As the current Zoning By-laws span a time frame of over 60 years, ranges in commercial zone provisions reflect not only different uses and zone categories, but also the built form trends at the time the zone provisions were introduced and the geographic area in which the zone provisions apply. Opportunities for consolidation of similar zones and deletion of underutilized zones were identified.

In addition to the comprehensive comparison of commercial zone permissions and provisions, the Phase 1 Report included a number of additional sections that have assisted in the consolidation and update of zones, including:

- A best practice review of other existing zoning by-laws in Ontario;
- A comparison of Official Plan and Secondary Plan designations and the zones currently contained within each; and
- A review of past minor variance applications.

This information was considered in the consolidation of commercial zones and, where applicable, is expanded on throughout this Phase 2 Report.

1.2. General Note on Permitted Uses

Within this report, tables of proposed permitted uses are provided which compare existing and proposed permitted uses for the zones. For ease of comparison and analysis, existing terms may be referenced. It is the intent that once the zone categories are settled, further refinement of the terms are planned, particularly to modernize such terms, including but not limited to the following:

- "Motel" is not necessary as the term "hotel" would suffice to cover motels and hotels;
- Both the terms "automobile service station" and "gas bar" are used. Further consideration is needed whether a distinction between the two is needed and particularly whether the term and associated definition for automobile service station is out of date;
- Other antiquated uses include "audio visual centres", "catalogue stores" and "video or computer rental establishments." These are no longer relevant and are not proposed to be carried forward;
- Some uses, such as "barber" or "beauty shop" can be captured by the "personal service shop" definition;
- Some uses, such as "photocopy store" can be captured by the "personal service" definition; and
- There are a number of different retail store terms in the by-law that could be simplified through the use of 'retail store' such as retail sporting goods store, sporting goods store, home improvement centre and home supply centre.

As work continues on this Study, there will be an effort to streamline the terminology used, in particular as it relates to permitted uses. While this process has begun through the Phase 2 reports, it will continue through the Phase 2 definitions report and the Strategic Directions Report. Thus, all the permitted use tables are expected to be further refined and scoped for simplicity throughout this Study process.

2. Major Commercial

Within the Official Plan, there are four Major Commercial Area designations. These are located within Part 1 of the Official Plan (Schedule A), the Brooklin Secondary Plan (Schedule K), Brock/Taunton Secondary Plan (Schedule N), and Rossland/Garden Secondary Plan (Schedule J) areas, as illustrated in **Figures 1** and **2**.

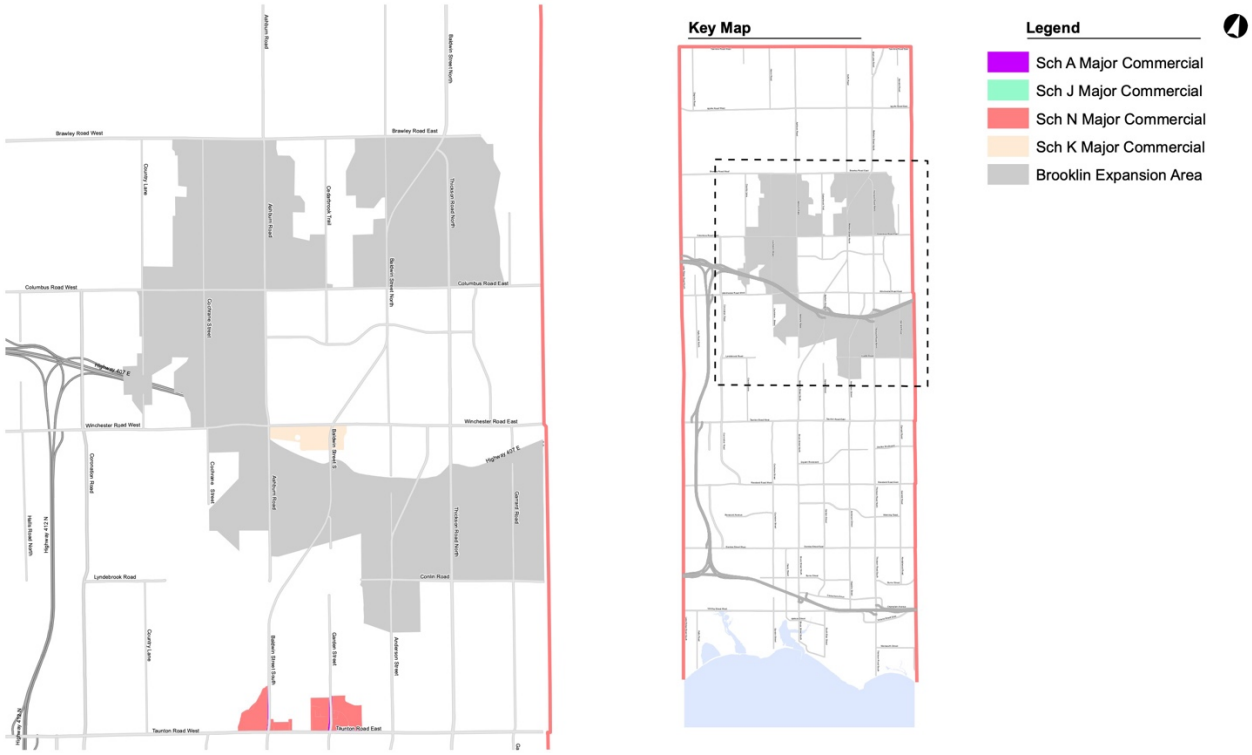


Figure 1: Location of Major Commercial designations

Note, the Brooklin Expansion Area is shown greyed out in this and other maps in the report, indicating that it is not part of this Study area.

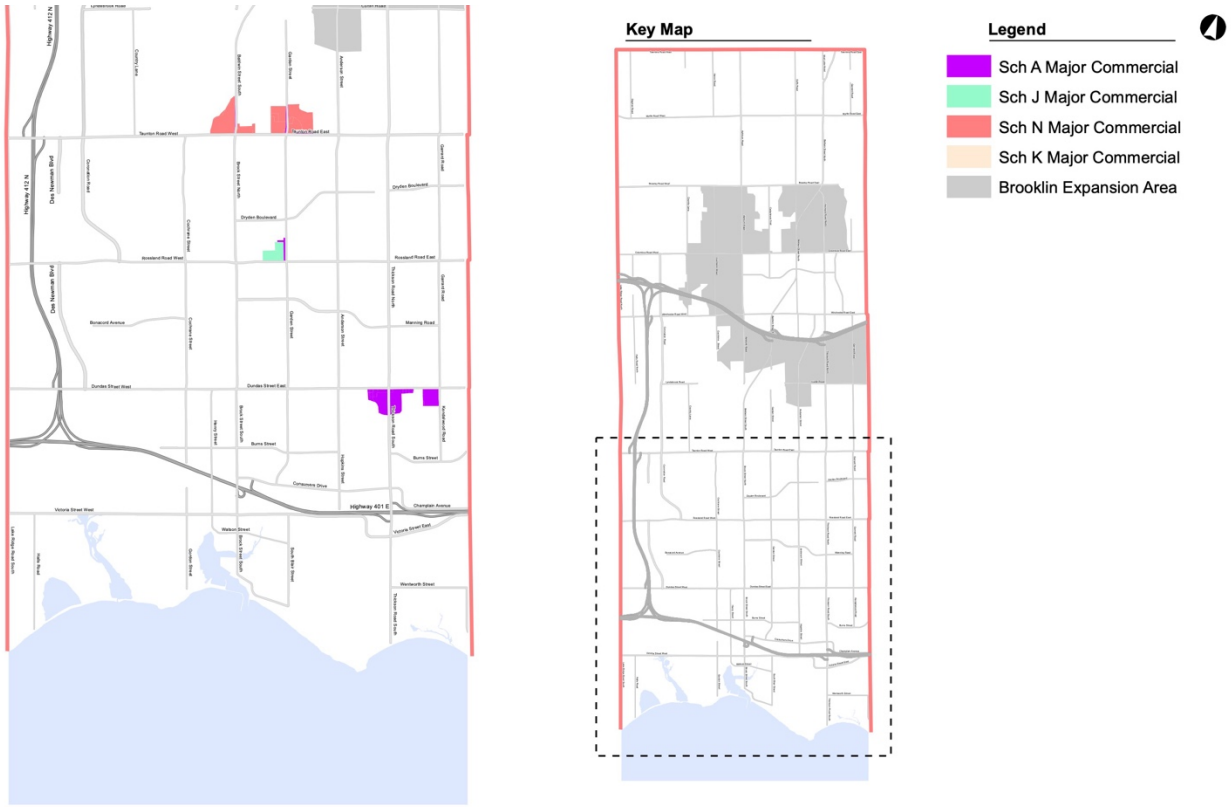


Figure 2: Location of Major Commercial designations

The zones present within these Official Plan land use designations include:

- Local Commercial (C1) Zone, including site specifics;
- Local Commercial – the Commercial 1 – Village of Brooklin Zone (C1-VB);
- Highway Commercial Zone (C2);
- Central Commercial Zone (C3), including site specifics;
- Special Purpose Commercial Zone (C2-S), including site specifics;
- Central Area Commercial (CAC);
- Central Area Commercial - Brooklin Taunton (CAC-BT);
- Central Area Commercial – Garden Taunton (CAC-GT), including site specifics; and
- Gas Bar/Car Wash (GB/CW), including site specifics.

Although there are several zones present within the Major Commercial designations, the Central Area Commercial (CAC) Zone currently within Zoning By-law #1784 best implements the Major Commercial policies of the Official Plan.

The Major Commercial designation as per Part 1 of the Official Plan currently permits a number of major retail uses, restaurants, entertainment, cultural, recreational,

community, institutional, personal service, and business, and corporate and professional offices, including major offices. Mixed commercial/residential uses may also be permitted. Department stores and supermarkets are also permitted.

It is recommended that a new zone be modelled after the CAC Zone and renamed MC for Major Commercial. All existing properties within the CAC, CAC-BT and CAC-GT zoning will be rezoned to this new zone. A scope of permitted uses for the new Major Commercial (MC) zone is set out in **Figure 3**.

Figure 3: Whitby Zoning By-law New Major Commercial Permissions

	1784	1784	1784	1784	New Zoning By-Law
Zone	**CAC**	**CAC-BT**	**CAC-GT**	**CAC-TT**	**MC**
Motor vehicle leasing office	-	✓	✓	✓	✓
Taxi establishment	-	✓	✓	✓	✓
Automobile parts store	-	✓	✓	-	✓
Gasoline bar	-	✓	-	-	-
Hospital (public and private)	✓	✓	✓	✓	✓
Library	✓	✓	✓	✓	✓
Church/Place of worship	✓	✓	✓	✓	✓
Commercial school	✓	✓	✓	✓	✓
Private club/lodge/fraternity	✓	✓	✓	✓	✓
Public use/service	-	-	✓	-	-
Bowling alley	✓	-	-	-	-
Day care centre	✓	✓	✓	✓	✓
Public park	-	-	-	-	✓
Places of entertainment/amusement	✓	✓	✓	✓	✓
Recreational or fitness club	✓	✓	✓	✓	✓
Restaurant/eating establishment	✓	✓	-	✓	✓
Eating establishment without drive-thru service	-	-	✓	-	-
Bakeshop/Confectionary shop	✓	✓	✓	✓	✓
Hotel	-	✓	-	✓	✓
Clinic	✓	✓	✓	✓	✓
Bank/Financial Institution	-	✓	✓	✓	✓
Launderette, coin operated laundry	✓	✓	✓	✓	✓
Retail warehouse	-	-	-	-	✓
Office	✓	✓	✓	✓	✓
Personal service establishment	✓	✓	✓	✓	✓
Pet grooming	-	✓	✓	✓	✓
Veterinary clinic	-	✓	✓	✓	✓
Video/computer rental establishment	-	✓	✓	✓	-
Private school	-	-	-	-	✓
Retail store	✓	✓	✓	✓	✓
Food store/supermarket	-	✓	✓	✓	✓
Department store	-	✓	✓	✓	✓

The remaining zones (C1, C1-VB, C2, C3, C2-S, GB-CW) are reviewed in detail at the end of this section.

The permitted use table in **Figure 3**, and throughout this report, are preliminary. Outdated uses, such as video stores, have been removed, as have uses such as fire stations and other public uses, as well as “accessory uses” that are permitted in all zones. Other uses that are captured by a broader use, such as a bowling alley which is a type of place of entertainment, have been consolidated. As the definitions section of the new Comprehensive Zoning By-law progresses, the use permissions may be further refined.

In the above noted table, drive-throughs are not addressed, as these are addressed in a separate section, later in this report.

Provisions should also be consolidated to create one set of provisions for the new overall MC Zone. The existing provisions for the CAC zones have been updated to promote a modern built form and active streetscapes (**Figure 4**). Given the variability of height provisions in the existing zones, it is recommended that a height overlay should be used to distinguish appropriate height provisions by area, as needed.

Residential uses may also be permitted in the zone, per policy 4.5.3.7 of the Official Plan, though further discussions with Town staff will consider whether these should be permitted as-of-right throughout the zone or through a site specific zoning by-law amendment.

Figure 4: Whitby Zoning By-law New Major Commercial Standards

By-law	1784	1784	1784	1784	New Zoning By-Law
Zone	**CAC**	**CAC-BT**	**CAC-GT**	**CAC-TT**	**MC**
Min. Lot Area	0.4ha	1.8ha	16ha	1.8ha	1.8ha
Min. Lot Frontage, Interior Lot	50m	50m	380m	18m	50m
Min. Lot Frontage, Corner Lot	50m	50m	380m	18m	50m
Min. Front Yard	8-10m depending on street width	5m	0m (max. 4.5m)	5m	4.5m
Min. Rear Yard	10m (max. 20m).	3m, except 0 m to commercial lands	-	3m	3 m., except 0 adjacent to other commercial and 9 m to residential
Min. Interior Side Yard	10m (max. 20m).	3m, except 0m adjacent to commercial lands	-	3m, except 0m to comercial and 10-15m to residential by buildling height	3 m., except 0 adjacent to other commercial and 9 m to residential
Min. Exterior Side Yard	8-10m depending on street width	5m	0m (max. 4.5m)	5m	4.5m
Landscaped Open Space	10%	10%	10%	10%	10%
Max. Height	45m or 12 storeys (whichever less)	8 storeys (min. 2 storeys)	25m (min. 10m)	3-6 storeys depending on location	25m

As for the existing non-CAC zones that are located within the Major Commercial designation, most sites have already been developed and conform with both the policies of the Official Plan designation and provisions of Whitby's proposed MC Zone. These sites include:

- Zone C1 including site specifics, which contains a shopping mall, retail, eating establishments and a veterinarian office along Dundas Street East between Thickson Road and Garrard Road;
- Zone C1-VB, which contains a commercial plaza at the southeast corner of Baldwin Street South and Winchester Road East containing for example restaurants and retail stores, as well as a financial institution and supermarket;
- Zone C2-S including site specifics, which contains a plaza including department stores, eating establishments and retail along Taunton Road and Brock Street;
- Zone C3 including site specifics, which contains a plaza including institutional uses, personal services, retail, eating establishments and an existing home along Dundas Street East and Thickson Road;
- Zone C2, which contains a restaurant (Tragically Chip Truck) on the south sides of Winchester Road East, west of Baldwin Street S); and
- The Zone GB/CW, where existing gas stations exist. These zones are discussed separately in Section 9 of this report.

In Phase 3 of the Study, these zones, except for the GM/CW zone in the Major Commercial Designation will be included in the MC zone to reflect the Official Plan designation.

3. Community Commercial

Within the Official Plan, there are four Community Commercial Areas. These are located within the Official Plan (Schedule A), Lynde Shores Secondary Plan (Schedule G), Brooklin Secondary Plan (but outside of the Study Area) and Thickson/Taunton Secondary Plan (Schedule O). These designations, within the Study Area, are illustrated in **Figure 5**.



Figure 5: Location of Community Commercial designations

The Community Commercial designation shall be made up of "commercial areas serving primarily the weekly shopping needs of several residential neighbourhoods or small segments of the Urban Area"(OP policy 4.5.3.2.1) and permits a range of retail uses, including supermarkets, restaurants, personal service, office, and community uses. Residential uses are also permitted so long as they are integrated with commercial uses within the same building. The Official Plan requires that Community Commercial areas range in size between 1.8 and 6 hectares and have between 5,500 to 15,000 square meters of gross leasable floor space.

The zones present within the designations include:

- Local Commercial (C1) and Gasoline Bar (GB) Zones along Dundas Street West (north and south), east of Highway 412. The site houses a plaza with a number of uses including, clinics, restaurants, personal services uses and a supermarket;

- Commercial Mixed Use (C3-R) exception Zone in the Lynde Shores Secondary Plan South-west portion of the intersection at Gordon Street and Victoria Street West. The permitted uses of the site specific exception generally align with that of the Secondary Plan land use designation, except supermarkets are not specifically permitted, though a retail store is, and offices are also not listed as a permitted use. The site houses a plaza including a financial institution, eating establishments, supermarket and other retail stores; and

- Gasoline Bar/Car Wash (GB-CW), and Central Area Commercial Thickson/Taunton (CAC-TT) in the Thickson/Taunton Community Secondary Plan, at the north-east corner of the intersection of Taunton and Thickson Road. The site houses a plaza including an eating establishment, supermarket, fitness club, financial institution, and other retail stores.

The Gas Bar-Car Wash (GB-CW)/ Gas Bar (GB) zones are discussed separately in a further section of this report.

Similar to the Local Commercial zone discussed below, some of the Community Commercial Designations are currently zoned C1. However, the differences between the Local Commercial and Community Commercial designations include: a size cap on the supermarkets in the Local Commercial designation that does not apply in the Community Commercial designation as well as differences in terms of lot areas and floor areas between the Community Commercial, Local Commercial, and Convenience Commercial designations, with the largest commercial developments permitted in the Community Commercial designation.

Going forward, a Community Commercial (CC) and Local Commercial (LC) zone will be created. These new zones will permit most of the same uses without a floor area size restriction on the supermarkets in the CC zone (**Figure 6**). Further, the CC zone will also permit an overall larger lot area requirement and gross floor/leasable area requirement for permitted uses compared to the LC zone. Unique built form standards for any residential uses within the CC zone will be developed in conjunction with the Mixed Use/Intensification report being prepared later in this Study. Further, a specific height is not recommended for this zone as different Secondary Plans have different height requirements. As a result, a height overlay is recommended for the CC zone.

As shown in **Figure 7**, the front and exterior rear yard standards have been reduced to encourage a higher standard of urban design and to promote an active streetscape..

Figure 6: Whitby Zoning By-law New Community Commercial Permissions

	1784	2585	1784	New Zoning By-law
Zone	**C1**	**C1**	**C1-VB**	**CC**
Parking lot	✓	-	✓	-
Retirement home	-	-	✓	✓
Taxi establishment	-	✓	✓	✓
Hospital (public and private)	✓	-	✓	-
Theatre	-	-	✓	-
Museum	-	-	✓	-
Library	✓	-	✓	✓
Long term care	-	-	✓	✓
Bed and breakfast establishment in an exsiting single detached dwelling	-	-	✓	-
School	-	-	✓	-
Church/Place of worship	✓	✓	✓	✓
Fire station	-	-	✓	-
Commercial school	✓	-	✓	✓
Community center	✓	✓	-	✓
Private club/lodge/fraternity	✓	-	✓	✓
A hall/auditorium	✓	✓	-	✓
Public use/service	-	-	✓	-
Day care centre	-	-	✓	✓
Public park	-	-	✓	✓
Places of entertainment/amusement	✓	✓	✓	✓
Recreational or fitness club	-	✓	-	✓
Restaurant/eating establishment	✓	✓	✓	✓
Bakeshop/Confectionary shop	✓	✓	✓	✓
Clinic	✓	-	✓	✓
A dwelling in conjunction with permitted non-residential use	✓	-	✓	-
Bank/Financial Institution	✓	✓	✓	✓
Studio	✓	✓	✓	✓
Home occupation	-	-	✓	✓
Funeral services	✓	-	✓	✓
Crisis centre	-	-	✓	✓
Launderette, coin operated laundry	-	✓	-	✓
Accessory caretaker's residence	-	-	✓	-
Accessory uses, buildings, structures	-	-	✓	-
Office	✓	✓	✓	✓
Dry cleaners depot	-	✓	-	✓
Personal service establishment	-	-	✓	✓
Barber shop/beauty parlour	-	✓	-	-
Dressmaking or tailor shop	-	✓	-	✓
Pet grooming	✓	✓	-	✓
Custom workshop	✓	-	-	✓
Video/computer rental establishment	✓	✓	-	-
Photocopy store	-	-	✓	-
Postal station	-	-	✓	✓
Convenience retail store	-	-	✓	✓
Private school	-	-	✓	-
Retail store	✓	✓	✓	✓
Service shop	✓	✓	✓	-
Shopping centre	✓	-	-	-
Food store/supermarket	-	-	-	✓
Wholesale use accessory to any permitted non-residential use	-	✓	-	✓
Residential uses				✓

Figure 7: Whitby Zoning By-law New Community Commercial Standards

By-law	1784	2585	1784	New Zoning By-law
Zone	C1	C1	C1-VB	CC
Min. Lot Area	-	1.8ha	0m	1.8ha
Max. Lot Area	-	6.0ha	-	6.0ha
Min. Leasable Floor Area	-	-	-	5500m2
Max. Leasable Floor Area	-	-	-	15000m2
Min. Lot Frontage, Interior Lot	-	61m	0m	60m
Min. Lot Frontage, Corner Lot	-	61m	0m	60m
Min. Front Yard	10.5m + 4.5m where front parking	12m	3m, but 2m where lot fronts Baldwin Street	12m
Min. Rear Yard	3m	6m, but 9m to residential.	0m, but 6m to residential.	6m, but 9m to residential
Min. Interior Side Yard	3.0m	6m, but 9m to residential.	2m, but 4m to residential and 0m where lot has frontage of less than 12m.	6m, but 9m to residential
Min. Exterior Side Yard	9m	12m	4m, but 0m to residential and 6m where driveway is provided in side yard.	12m
Landscaped Open Space	-	10%	-	10%
Max. Height	10.5m	9.5m	10.5m, but 7m within 8m of a residential zone	Height subject to height overlay.

4. Local Commercial and Convenience Commercial

Within the Official Plan, both Part 1 of the Official Plan and Brooklin Secondary Plan address Local Commercial Areas and Convenience Commercial Areas, however neither are mapped in the Official Plan (Schedule A). The Local Commercial area is mapped in the Brooklin Secondary Plan (Schedule K) and the Convenience Commercial is mapped through the use of symbols in the Taunton North Community Secondary Plan (Schedule P). This is illustrated in **Figure 8**.



Figure 8: Location of Local and Convenience Commercial designations

The zones present within these designations include only the Local Commercial (C1) and Shopping Center Commercial (C1) Zones in Zoning By-laws 1784 and 2585. The desired zone for these areas should therefore be modelled after the C1 Zones and renamed to LC1 for Local Commercial and LC2 for Convenience Commercial.

The Local Commercial designation in both Part 1 of the Official Plan and Brooklin Secondary Plan primarily serves smaller portions of the Urban area including residential neighbourhoods with day to day shopping needs. A range of retail uses are permitted, including a food store or small supermarkets, restaurants, personal service, office, community uses and residential uses that integrate with commercial uses within the

same building. The Official Plan requires that supermarkets in Local Commercial areas generally have less than 2,000 square metres of gross leasable floor space. Compared to the MC zone, LC1 zone sites are typically smaller in size with areas that generally range between 0.8 to 2.0 hectares in size and with up to approximately 2,500 square meters of gross leasable floor space.

The Convenience Commercial designation serves the immediate surrounding neighbourhood including a more limited range of permitted uses compared to the Local Commercial designation. A new zone to implement the Convenience Commercial designation will be denoted as LC2. The permitted uses will be similar to the LC1 zone but the scale will be smaller than the LC1 Zones with areas generally less than 0.4 hectares and up to 1,000 square meters of gross leasable floor space. Retail uses are permitted but at a convenience nature. The Convenience Commercial designation also does not permit residential uses or supermarkets in comparison to the Local Commercial designation.

The initial scope of permitted uses for the new zones are provided in **Figure 9**. These are modelled after the current C1 Zones however, several uses have been removed or added to conform with the Official Plan policies. The uses removed from both zones include wholesale use, service shop, custom workshop and place of entertainment.

Figure 9: Whitby Zoning By-law New Local Commercial and Convenience Commercial Permissions

	1784	2585	1784	New Zoning By-law	New Zoning By-law
Zone	**C1**	**C1**	**C1-VB**	**LC1**	**LC2**
Parking lot	✓	-	✓	-	-
Retirement home	-	-	✓	-	-
Taxi establishment	-	✓	✓	-	-
Hospital (public and private)	✓	-	✓	-	-
Theatre	-	-	✓	-	-
Museum	-	-	✓	-	-
Library	✓	-	✓	✓	✓
Long term care	-	-	✓	-	-
Bed and breakfast establishment in an exsiting single detached dwelling	-	-	✓	-	-
School	-	-	✓	-	-
Church/Place of worship	✓	✓	✓	✓	✓
Fire station	-	-	✓	-	-
Commercial school	✓	-	✓	✓	✓
Community center	✓	✓	-	✓	✓
Private club/lodge/fraternity	✓	-	✓	✓	✓
A hall/auditorium	✓	✓	-	✓	✓
Public use/service	-	-	✓	-	-
Day care centre	-	-	✓	✓	✓
Public park	-	-	✓	✓	✓
Places of entertainment/amusement	✓	✓	✓	-	-
Recreational or fitness club	-	✓	✓	✓	✓
Restaurant/eating establishment	✓	✓	✓	✓	✓
Bakeshop/Confectionary shop	✓	✓	✓	✓	✓
Clinic	✓	-	✓	✓	✓
A dwelling in conjunction with permitted non-residential use	✓	-	✓	-	-
Bank/Financial Institution	✓	✓	✓	✓	✓
Studio	✓	✓	✓	✓	✓
Home occupation	-	-	✓	✓	✓
Funeral services	✓	-	✓	✓	✓
Crisis centre	-	-	✓	✓	✓
Launderette, coin operated laundry	-	✓	-	✓	✓
Accessory caretaker's residence	-	-	✓	-	-
Accessory uses, buildings, structures	-	-	✓	-	-
Office	✓	✓	✓	✓	✓
Dry cleaners depot	-	✓	-	✓	✓
Personal service establishment	-	-	✓	✓	✓
Barber shop/beauty parlour	-	✓	-	-	-
Dressmaking or tailor shop	-	✓	-	✓	✓
Pet grooming	✓	✓	-	✓	✓
Custom workshop	✓	-	-	-	-
Video/computer rental establishment	✓	✓	-	-	-
Photocopy store	-	-	✓	✓	✓
Postal station	-	-	✓	✓	✓
Convenience retail store	-	-	✓	✓	✓
Private school	-	-	✓	-	-
Retail store	✓	✓	✓	✓	-
Service shop	✓	✓	✓	-	-
Shopping centre	✓	-	-	-	-
Food store/supermarket	-	-	-	✓	-
Wholesale use accessory to any permitted non-residential use	-	✓	-	-	-
Residential Uses	-	-	-	✓	-

Provisions should also be consolidated to create two sets of provisions for the new LC1 and LC2 Zones, as shown in **Figure 10**.

Figure 10: Whitby Zoning By-law New Local and Convenience Commercial Standards

By-law	1784	2585	New Zoning By-law	New Zoning By-law
Zone	**C1**	**C1**	**LC1**	**LC2**
Min. Lot Area	-	1.8ha	0.5ha	-
Max. Lot Area	-	2ha	2ha	0.4ha
Max. Leasable Floor Area		-	2500m²	1000m²
Food Store Max. Leasable Floor Area		-	1200m²	-
Min. Lot Frontage, Interior Lot	-	61m	60m	20m
Min. Lot Frontage, Corner Lot	-	61m	60m	20m
Min. Front Yard	10.5m + 4.5m where front parking	12m	4.5m	4.5m
Min. Rear Yard	3m	6m, but 9m to residential	3m, but 9m to residential	3m, but 9m to residential
Min. Interior Side Yard	3.0m	6m, but 9m to residential	3m, but 9m to residential	3m, but 9m to residential
Min. Exterior Side Yard	9m	12m	4.5m	4.5m
Landscaped Open Space	-	10%	10%	10%
Max. Height	10.5m	9.5m	10.5m	10.5m

5. Special Purpose Commercial

Within the Official Plan, there are four Special Purpose Commercial Areas. These are located within Part 1 of the Official Plan (Schedule A), the Brooklin Secondary Plan (Schedule K), Taunton North Community Secondary Plan (Schedule P) and West Whitby Secondary Plan (Schedule V) areas. These are illustrated in **Figures 11** and **12**.



Figure 11: Location of Special Purpose Commercial designations



Figure 12: Location of Special Purpose Commercial designations

The zones present within the designations include Special Purpose Commercial (C2-S), with or without site specifics, Highway Commercial Zone (C2), and Gas Bar (GB), with site specifics.

Going forward, it is recommended that a single Special Purpose Commercial (SC) zone, apply within Whitby.

This designation serves the specialized needs of the community on an occasional basis with services and facilities which require larger parcels of land and exposure to traffic. Uses permitted within the Special Purpose Commercial designation include automotive and recreational vehicle sales and service, garden centers, restaurants, building supply centres, furniture and major appliance sales, financial establishments and home supply and improvement centres.

A new Special Purpose Commercial, SC, Zone should be created. The various C2-S Zones' permitted uses should be consolidated and additionally permit financial establishments to better conform with the Official Plan policies. Retail nursery has also been removed as it is being replaced with greenhouse per the recommended definitions. The permitted uses for the new zone should be as illustrated in **Figure 13**.

Figure 13: Whitby Zoning By-law New Special Purpose Commercial Permissions

	1784	2585	1784	1784	New Zoning By-law
Zone	**C2-S**	**C2-S**	**C2-S-BP**	**C2-S-CN**	**CS**
Public garage/automobile services	✓	✓	-	-	✓
Used and new car lot	✓	✓	-	-	✓
Motor vehicle leasing office	✓	✓	-	-	✓
Automobile parts store	✓	✓	-	-	✓
Public use/service	-	✓	-	-	-
Places of entertainment/amusement	✓	✓	-	-	✓
Boat & recreational vehicle sales establishment	✓	✓	-	-	✓
Restaurant/eating establishment	✓	-	-	-	✓
Hotel	✓	✓	-	-	-
Motel	✓	✓	-	-	-
Bank/Financial Institution	-	-	-	-	✓
Accessory uses, buildings, structures	-	-	✓	-	-
Retail warehouse	-	-	-	-	-
Personal service establishment	-	-	-	✓	-
Pet grooming	✓	✓	-	-	✓
Video/computer rental establishment	✓	✓	-	-	-
Audio visual centre	✓	✓	-	-	-
Farm retail outlet	✓	✓	-	-	✓
Retail nursery	✓	✓	-	-	-
Greenhouse					✓
Catalogue store	✓	✓	-	-	-
Equipment sales and rental - light	✓	✓	-	-	✓
Home improvement center	✓	✓	-	-	-
Major electrical supply centre	✓	✓	-	-	-
Plumbing supply centre	✓	✓	-	-	-
Pool supply centre	✓	✓	-	-	-
Sporting goods store	✓	✓	-	-	-
Home improvement uses	-	-	-	-	✓
Home supply centre	✓	✓	-	-	-

Retail nursery has been replaced with the term greenhouse. Electrical, plumbing and home improvement centers have all been combined and replaced with home improvement uses.

Provisions should also be consolidated to create one set of provisions for the overall C2-S Zone, per **Figure 14**.

Figure 14: Whitby Zoning By-law New Special Purpose Commercial Standards

By-law	1784	2585	1784	1784	New Zoning By-law
Zone	C2-S	C2-S	C2-S-BP	C2-S-CN	SC
Min. Lot Area	-	-	-	-	-
Min. Lot Frontage, Interior Lot	30.5m	30.5m	30.5m	20m	30.5m
Min. Lot Frontage, Corner Lot	30.5m	30.5m	30.5m	20m	30.5m
Min. Front Yard	7.5m	7.5m	7.5m	6m	4.5m
Min. Rear Yard	7.5m	7.5m	7.5m	7.5m	7.5 m except 9 metres for residential.
Min. Interior Side Yard	0m, except 3m adjacent to residential and 7.5m for hotels and motels.	0m, but 3m adjacent to a Residential or Development Zone.	0m, except 3m adjacent to residential and 7.5m for hotels and motels.	0m, but 7.5m adjacent to a Residential or Development Zone.	0 m except 9 metres to residential
Min. Exterior Side Yard	7.5m	7.5m	7.5m	-	4.5m
Landscaped Open Space	10%	10%	10%	10%	10%
Max. Height	10m	10m	10m	10m	12m

The minimum front yard setback has been reduced to 4.5m to animate the streetscape.

In addition to the above tables, there are lands currently zoned C2 in the Special Purpose Commercial designation that contain a plaza with two eating establishments and a financial institution which complies with the new proposed SC Zone's permitted uses. Those areas currently zoned C2 should be rezoned to SC to better align with the Official Plan.

The lands zoned Gas Bar (GB) will be addressed in later sections of this report.

6. Special Activity Node

Within the Town of Whitby Official Plan, there are two Special Activity Node Areas which are addressed in Policies 4.5.3.5.2 and 4.5.3.6. The location of these designation is shown in **Figure 15**.

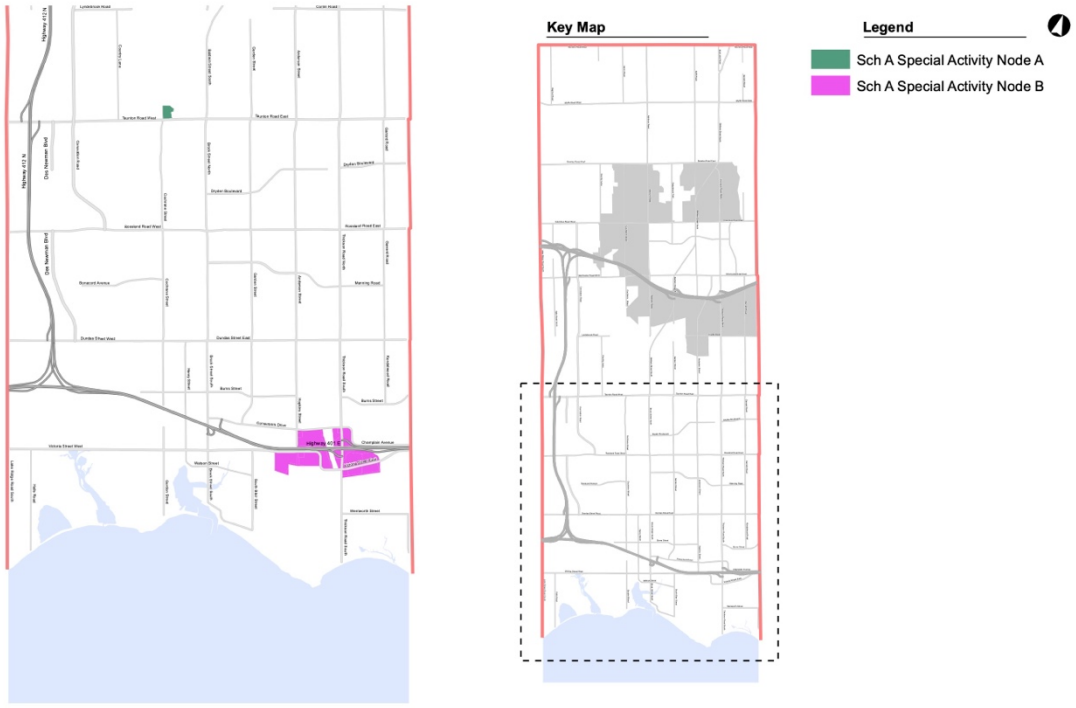


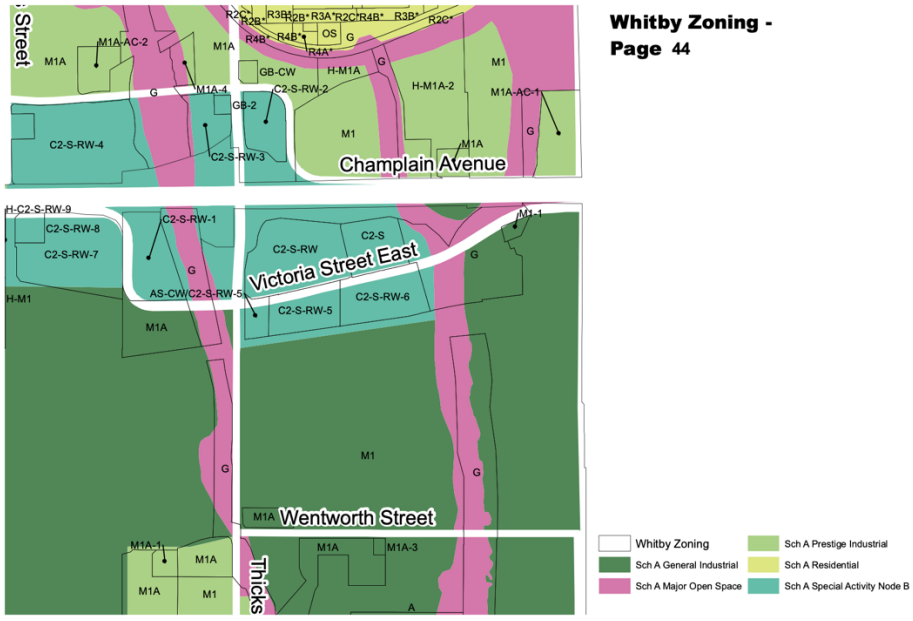
Figure 15: Location of Special Activity Node designations

Special Activity Node A is the first designation and permits conference centres, banquet halls, restaurants, hotels, bed and breakfasts, gift shops, public uses, wellness facilities and educational facilities including those related to culture, arts and natural heritage. The area is zoned Tourist Recreation Node West (TRN-1) along Taunton Road West, which is a site specific provision that should be carried forward. It is recognised that this site is now planned to contain a new spa that is under construction.

Special Activity Node B is centered in the Employment Area along Champlain Avenue and is zoned Special Purpose Commercial – Retail Warehouse (C2-S-RW) with and without site specifics and Special Purpose Commercial (C2-S) (see **Figure 16)**.

Special Activity Node B permits uses including major retail uses, offices, including major offices, community and recreation uses, entertainment uses, financial institutions, restaurants, banquet halls, hotels, private clubs and light industrial uses such as data processing centres, commercial or technical schools and research and development facilities but does not include supermarkets. The designation, however, is mainly occupied by properties that are zoned to permit retail warehouses, each with a site-specific zone that limits the permitted uses and sets out a maximum floor area for each site. There is one property within the designation that is not zoned for retail warehouses but contains a home supply center, which is similar to a retail warehouse use. The distinction between retail warehouses and regular retail within the by-law is unclear and the need to continue with this distinction in the permitted uses needs to be further considered.

Figure 16: Whitby Official Plan and Zoning Overlay: Special Activity Node B



Going forward there are several options to consider in proceeding with the Special Activity Node designation and corresponding zone.

The first option is to create a new Retail Warehouse Commercial Zone (RWC) and collapse the zones within the Special Activity Node B designation, including site-specifics into one zone. This zone would permit retail warehouses, home supply centers and a few other uses that are common to the zones with a standard maximum floor area for all zones.

Similar to the first option, another option is to create a new Retail Warehouse Commercial Zone that would additionally either:

1. Remove the GFA restrictions in each of the site specifics as the sites are already developed; or
2. Maintain the GFA maximums through site specific provisions.

The last option is to zone all of the areas within the new Major Commercial MC Zone as the Official Plan permits major retail uses and the permissions do permit a significant cluster of commercial space serving a regional commercial function. However, this option may require an amendment to the Official Plan as the Major Commercial Zone would permit a broader range of uses than permitted by the Official Plan.

Permissions and provisions for an RWC Zone if that option were chosen are set out in **Figures 17** and **18**.

Figure 17: Whitby Zoning By-law Combined RWC Permissions

	1784	1784	1784	1784	1784	1784	1784	1784	1784	New Zoning By-law
Zone	**C2-S-RW**	**C2-S-RW-1**	**C2-S-RW-2**	**C2-S-RW-3**	**C2-S-RW-**	**C2-S-RW-5**	**C2-S-RW-6**	**C2-S-RW-7**	**C2-S-RW-8**	**RWC**
Restaurant/eating establishment	✓	-	-	✓	-	-	-	-	-	✓
Hotel	-	-	✓	✓	-	-	-	-	-	✓
Bank/Financial Institution	✓	-	-	✓	-	-	-	-	-	✓
Nightclub	-	-	-	-	-	-	-	-	-	✓
Retail warehouse	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Research and development facility	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Home supply centre	-	-	-	-	-	-	-	-	-	✓
Outdoor display of goods	-	◆	◆	◆	◆	◆	◆	◆	◆	◆
◆	-									
Denotes accessory/ancillary/incidental use										

Figure 18: Whitby Zoning By-law Combined RWC Standards

By-law	1784	1784	1784	1784	1784	1784	1784	1784	1784	1784	New Zoning By-law
Zone	C2-S	C2-S-RW	C2-S-RW-1	C2-S-RW-2	C2-S-RW-3	C2-S-RW-4	C2-S-RW-5	C2-S-RW-6	C2-S-RW-7	C2-S-RW-8	RWC
Min. Lot Area	-	-	-	-	-	-	-	-	-	-	-
Max. Retail Warehouse Gross Leasable Floor Area	-	-	15,500m2	7,000m2	7,900m2	2,400m2	11,200m2	11,200m2	11,200m2	23,700m2	TBD
Min. Lot Frontage, Interior Lot	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m
Min. Lot Frontage, Corner Lot	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m	30.5m
Max. Lot Coverage	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Min. Front Yard	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
Min. Rear Yard	7.5m	7.5m except 13.7mto provincial highway corridor	7.5m except 13.7mto provincial highway corridor	7.5m except 13.7mto provincial highway corridor	7.5m except 13.7mto provincial highway corridor	7.5m except 13.7mto provincial highway corridor	7.5m except 13.7mto provincial highway corridor	7.5m except 13.7mto provincial highway corridor	7.5m except 13.7mto provincial highway corridor	7.5m except 13.7mto provincial highway corridor	7.5m
Min. Interior Side Yard	0m, except 3m adjacent to residential and 7.5m for hotels and motels.	0m except 13.7m abutting a provincial highway corridor	0m except 13.7m abutting a provincial highway corridor	0m except 13.7m abutting a provincial highway corridor	0m except 13.7m abutting a provincial highway corridor	0m except 13.7m abutting a provincial highway corridor	0m except 13.7m abutting a provincial highway corridor	0m except 13.7m abutting a provincial highway corridor	0m except 13.7m abutting a provincial highway corridor	0m except 13.7m abutting a provincial highway corridor	0m
Min. Exterior Side Yard	7.5m	7.5m except 13.7m abutting a provincial highway corridor	7.5m except 13.7m abutting a provincial highway corridor	7.5m except 13.7m abutting a provincial highway corridor	7.5m except 13.7m abutting a provincial highway corridor	7.5m except 13.7m abutting a provincial highway corridor	7.5m except 13.7m abutting a provincial highway corridor	7.5m except 13.7m abutting a provincial highway corridor	7.5m except 13.7m abutting a provincial highway corridor	7.5m except 13.7m abutting a provincial highway corridor	7.5m
Landscaped Open Space	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Max. Height	10m	10m	10m	10m	10m	10m	10m	10m	10m	10m	10m

7. Other Commercial Designations

Several commercial designations exist only within the Secondary Plans.

For example, in Downtown Whitby (Schedule H), there is a commercial designation that is primarily zoned as Central Commercial Downtown (C3-DT) (**Figure 19**). The preferred zoning for this area will be further explored upon the completion of the Downtown Secondary Plan update.



Figure 19: Location of other Commercial designations

There are two areas in Port Whitby Secondary Plan (Schedule F) in a Commercial designation (**Figure 19**), neither of which permit commercial uses under the zoning nor contain commercial uses. One is zoned General Industrial Zone (M3) and contains the GO Station and the OPP Highways Safety Provision. Commercial zoning is not appropriate on this site and it can be left as industrial instead. The other property is zoned Development (D) and is currently vacant. This property can be maintained as the Development (D) zone.

There is a Heritage Commercial Designation in the Brooklin Community Secondary Plan (**Figure 20**). This area is currently zoned Local Commercial – the Commercial 1 – Village of Brooklin (C1-VB) or Mixed Use Residential – Village of Brooklin (MUR-VB), and both of these zone categories are intended to facilitate mixed-use developments. This designation and the implementing zones will be reviewed in the Mixed Use/Intensification report.



Figure 20: Location of other Commercial designations

8. Hamlet Commercial Areas

The Hamlet Commercial designations locations area shown in in **Figure 21**.

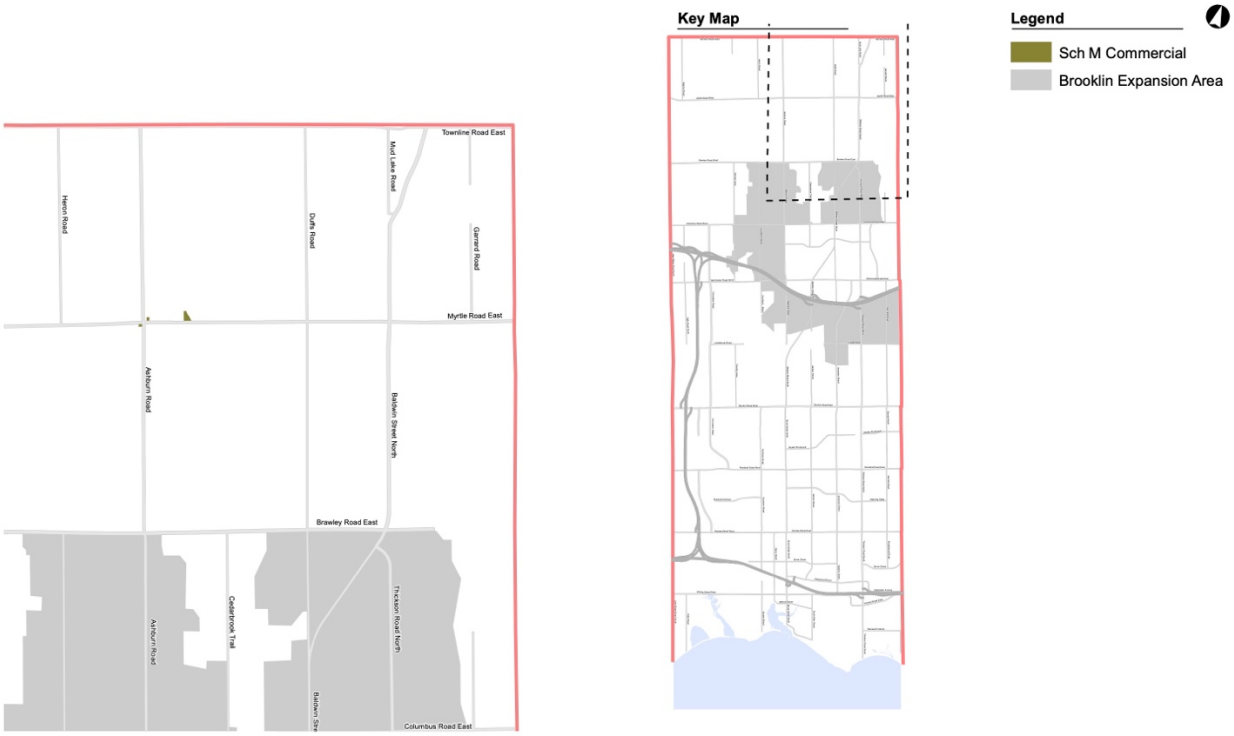


Figure 21: Location of Hamlet Commercial designations

Zoning By-law 5581-05 currently sets out 2 different commercial zones: Oak Ridges Moraine Local Commercial (ORM-C1) and Oak Ridges Moraine Highway Commercial (ORM-C2). The ORM-C1 and ORM-C2 Zones are located within the Hamlets of Ashburn, Myrtle and Myrtle Station.

It is important to ensure that the Zoning By-law is consistent with the Oak Ridges Moraine plan. Further discussions with the Town will be held to determine if these existing zones are required to be maintained (as is) in order to meet Provincial requirements, or if there is an opportunity to consolidate them with other zones. Given the limited scope of permitted uses, if anything, perhaps only one ORM- specific commercial zone will be needed.

Under this scenario, permissions and standards could be as per **Figures 22** and **23**:

Figure 22: Whitby Zoning By-law Combined ORM C1/2 Permissions

	5581-05	5581-05	New Zoning By-law
Zone	**ORM-C1**	**ORM-C2**	**ORM-C1/2**
Public garage/automobile services	-	✓	✓
Restaurant/eating establishment	✓	✓	✓
Bakeshop/Confectionary shop	✓	-	✓
Dwelling unit above a permitted non-residential use	✓	-	✓
Video/computer rental establishment	✓	-	-
Retail store	✓	-	✓
Service shop	✓	✓	✓

Figure 23: Whitby Zoning By-law Combined ORM C1/2 Standards

By-law	5581	5581	New Zoning By-law
Zone	ORM-C1	ORM-C2	ORM-C1/2
Min. Lot Area	-	-	-
Min. Lot Frontage, Interior Lot	-	-	60m
Min. Lot Frontage, Corner Lot	-	-	60m
Max. Lot Coverage	30%	30%	30%
Min. Front Yard	10.5m	10.5m	4.5m
Min. Rear Yard	3m	3m	3m, except 9m adjacent to residential
Min. Interior Side Yard	3m	3m	3m
Min. Exterior Side Yard	9m	9m	4.5m
Landscaped Open Space	-	-	10%
Max. Height	(min. 10.5)	(min. 10.5)	10.5m

9. Automobile/Gas Bars

Whitby is unique in that it has individual zones for automobile service stations, gas bars and car washes. It is recommended that a single zone category be created in order to permit gas bars and car washes. Service stations, where cars are actually serviced, should be in a separate zone such as the Special Purpose Commercial Zone. Standards for the use could be simplified, as per **Figure 24**.

Figure 24: Zoning By-law Combined Automobile/Gas Bar Zone Standards

By-law	1784	2585	1784	2585	1784	2585	1784	2585	1784	2585	New Zoning By-Law
Zone	AS	AS	AS-CW	AS-CW	GB	GB	GB-CW	GB-CW	CW	CW	AS
Min. Lot Area	-	-	-	-	-	-	-	-	-	-	-
Min. Lot Frontage, Interior Lot	36.5m	36.5m	45.5m	45.5m	36.5m	36.5m	36.5m	36.5m	36.5m	36.5m	36.5m
Min. Lot Frontage, Corner Lot	45.5m	45.5m	53.5m	53.5m	45.5m	45.5m	45.5m	45.5m	45.5m	45.5m	45.5m
Min. Lot Depth, Interior Lot	36.5m	36.5m	53.5m	53.5m	36.5m	36.5m	53.5m	53.5m	53.5m	53.5m	-
Min. Lot Depth, Corner Lot	45.5m	45.5m	53.5m	53.5m	45.5m	45.5m	53.5m	53.5m	61m	61m	-
Max. Lot Coverage	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Min. Front Yard	15m	15m	15m	15m	15m	15m	15m	15m	15m	15m	15m
Min. Rear Yard	6.0m	6.0m	10.5m	10.5m	6m	6m	10.5m	10.5m	10.5m	10.5m	6m, except 10.5m for residential.
Min. Interior Side Yard	6.0m	6.0m	10.5m	10.5m	6m	6m	10.5m	10.5m	10.5m	10.5m	6m
Min. Exterior Side Yard	15m	15m	15m	15m	15m	15m	15m	15m	15m	15m	15m
Landscaped Open Space	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Max. Height	9.5m	9.5m	9.5m	9.5m	9.5m	9m	9.5m	9m	9.5m	9.5m	9.5m

It is noted that the front yard and exterior yard setback would apply to the main building, but often a fuel pump is located in front of the main building and a canopy is provided above the pump. Reduced setbacks to the canopy can be considered, as 15 metres may not be necessary.

10. Commercial Zones outside of Commercial Designations



The previous sections of this report address the commercial zones within the Commercial designations. There are however instances of commercial zones that occur outside of commercial designations, including:

- C2 Zone in the rural area at Victoria Street West and Lakeridge Road East. It contains an automobile/collision center. This site has recently been approved for an expansion and will be addressed in a site specific exception.

- A number of instances of C1, C2 and C2-S Zones located in Mixed Use designations. These areas will be further examined in the Mixed Use/Intensification Report.

- Automobile related zones, GB and GB-CW Zones located in non-commercial designations, including in Employment, Residential or Mixed Use designations. These areas should be appropriately rezoned under the new AS/GB/CW Zone or other commercial zone which permits the use. Official Plan updates to recognize these existing uses may be required.

- Instances of C1 and C2 zones in Residential designations. These can be captured under the new LC2 Zone.

- An instance of the CS-2 Zone in an Industrial designation, being the location of a car dealership south of Dundas Street West and west of Fothergill Court. This site will be considered further within the Employment report since, while car dealerships are permitted in some employment areas subject to criteria, the other uses permitted in the SC Zone that will replace the existing CS - 2 Zone may be not appropriate for this site

11. Specific Commercial Uses



In addition to the recommendations for the new zones discussed in the various section of this report, the Phase 1 Commercial Report also identified the following uses that should be further considered within the new Comprehensive Zoning By-law.

Drive-throughs

Some of the existing zones in Whitby's Zoning By-laws permit drive-throughs, while others specifically do not. Based on the Official Plan policies, drive-through facilities are not permitted in the:

- Downtown Whitby Intensification Area;
- Port Whitby Community / Institutional;
- Downtown Brooklin Major Central Area North; and
- Downtown Brooklin Major Central Area South, east of Baldwin.

In addition, per the Official Plan, drive-throughs are only to be encouraged on large development sites and are thus not appropriate for the LC1 Zone and LC2 Zone.

Two options exist for drive-through provisions.

- Option 1 is that each zone section address whether drive-troughs are permitted. For the MC Zone, a specific provision would be needed to address what portions of the Brooklin Downtown permit drive-throughs, in accordance with the above noted policy direction; or

- Option 2 is that the general provisions section lists which zones drive-throughs are permitted and not permitted and outline any additional location criteria, as needed, to implement the above noted policy.

The Phase 1 Parking Report prepared for this study examined stacking lane permissions for drive-throughs in Whitby and the Phase 2 Parking Report will recommend stacking lane requirements for any permitted drive-throughs.

Patios

Related to commercial uses, outdoor restaurant patios are proposed to be permitted as an accessory use in non-residential zones. Specific regulations related to this will be addressed in the General Provisions section of the new Comprehensive Zoning By-law, and draft provisions have been addressed under separate cover under the Phase 2

General Provisions Report prepared for this Study. The proposed draft patio general provisions are as follows:

"A Restaurant Patio is permitted in any non-residential zone subject to the following:

a) The Restaurant Patio is permitted as an accessory use to a permitted Restaurant located within a principal building;

b) Restaurant Patios shall be permitted in any yard;

c) In the case of a roof-top Restaurant Patio, it shall be located directly above the permitted Restaurant;

d) A Restaurant Patio shall not be permitted in any yard abutting a residential Zone, or in the case of a roof-top patio / terrace it shall not be located on lands abutting a residential zone;

e) The Restaurant Patio shall not be fully enclosed; and,

f) Notwithstanding any requirements to the contrary, a restaurant patio may encroach into a Landscape Buffer, with exception of a landscape buffer abutting a Natural Heritage System zone or a Residential zone, but at no time shall the occupied area be included in landscaped open space calculations."

Micro/Nano-Breweries

Previous discussions with Town Staff has identified a desire for the New Comprehensive Zoning By-law to address micro or nano-breweries outside of industrial areas. The Phase 2 General Provisions Report addresses general provisions for this use, including the following:

"Where a micro-industrial use, including a micro-brewery, is permitted outside of an industrial zone, the following requirements shall apply:

a) A micro-industrial use is only permitted when accompanied by a retail and/or restaurant use retailing products produced on-site.

b) All production, retailing, and distribution associated with a micro-industrial use must take place within a building and no outdoor storage is permitted. Outdoor areas for consumption are permitted subject to all requirements of this by-law."

Micro or nano-breweries could be permitted in the Major Commercial (MC), Community Commercial (CC), Local Commercial (LC1), Special Purpose Commercial (SC) and Special Activity Node B (RWC) Zone. Each zone, as appropriate, would address if this use is permitted and the use would be subject to the requirements of that zone.

12. Conclusions and Next Steps



This Report provides recommendations for the overall categorization of Whitby's new commercial zones, as well as their new provisions.

The overall approach to the consolidation of commercial zones is to bring the zones in alignment with the intent of the Official Plan designations.

As discussed within **Section 2** of this Report, a Major Commercial (MC) Zone is recommended for the Major Commercial designation. There are several non-CAC zones within the Major Commercial designation however, most sites have already been developed and still conform with the policies of the Official Plan designation. These zones should be deleted and rezoned as MC.

A community commercial zone, named CC will be applied in the Community Commercial designation that is modelled after the existing C1 Zones, similar to the LC Zones but with some variations including gross leasable floor area restrictions and lot area restrictions. The CC Zone will include permissions for residential uses, no size cap on supermarket sizes and variations in built form standards. The zones within the Community Commercial designation are also within the Official Plan's Intensification Corridors and will therefore be considered further upon completion of the Mixed Use/Intensification Report.

One Local Commercial Zone, called LC1, modelled after the existing C1 Zones, should be applied in the Local Commercial designation. It is to permit a range of retail uses, food stores, supermarkets, restaurants, personal service uses, offices, and community uses as set out within this report. An extension of this zone called LC2, also modelled after the C1 Zones and to be applied in the Convenience Commercial designation will permit a more limited range of uses, smaller lot areas and smaller gross leasable floor space.

There are four special purpose commercial zones which should be consolidated into one zone renamed CS to limit the amount of zones.

As discussed within **Section 6** of this Report, there are several options in proceeding with the Special Activity Node B designation and corresponding zones. The first option is to create a new RWC zone which collapses all the site specifics into a new RWC zone. Another option maintains the site specific gross floor restrictions in a new RWC zone. The RWC zone would include permissions for retail warehouses and other similar uses. A third option is to zone all of the areas within the new MC Zone however, this would require a re-designation in the Official Plan in order to ensure the Zoning and Official Plan policies are aligned.

Special Activity Node A is currently a site specific and should be carried forward as such.

Section 7 and 8 outline hamlet zones and several zones that only exist within Secondary Plans. Some of these zones will be further considered after discussions with the Town and the completion of other relevant documents including the completion of the Downtown Secondary Plan update and Mixed Use/Intensification Report.

For the AS, CW and GB Zones, it is recommended that the zones be consolidated into one zone which permits automobile service station, gas bars and car washes.

This report provides a blue print for the zone organization and the permitted uses and requirements. As this study progresses and these requirements are refined, there may be a need to implement further lot provisions and/or permitted use requirements in order to ensure the Official Policies are fully implemented.

Phase 3 of this Study will involve consideration for the recommendations set out within this report as the Town's new Comprehensive Zoning By-law is drafted.

