

Zoning Compliance Table (C1-465 Zone) – “Flato East Commercial Block” Proposed McDonald’s Drive-Thru Restaurant (SP15-20) – April 26, 2023

**East lot line (Highway 10) of the Block shall be deemed to be the Front Lot Line.*

Permitted Uses:

- Clinic, Medical;
- Clinic, Veterinary;
- Convenience Store;
- Day Care Centre;
- Dry Cleaning Establishment;
- Eating Establishment;
- Eating Establishment – Take Out;
- Financial Institution/Bank;
- Fitness/Health Club;
- Laundry Establishment;
- Nursing Home;
- Personal Service Shop;
- Professional Office;
- Retail Commercial Establishment;
- Service Shop;
- Studio;
- Tavern;
- Shopping Centre;
- A dwelling unit above the first storey of the main building or at the rear of the main building, containing any of the permitted uses; and,
- Uses, buildings or structures accessory to any permitted use, but excluding open storage as an accessory use.

Zone Provision	Local Commercial Exception (C1-465) Zone	Proposed
Minimum Lot Frontage	15 m	59.01 m
Minimum Lot Area	690 m ²	5,502.4 m ²
Maximum Lot Coverage	30%	8.3%
Maximum Gross Floor Area	45% of lot area	8.3%
Minimum Front Yard/ Setback on Major Road	32 m from Centre Line of Road	55.3 m from Centre Line of Road
MTO Setback	14 m from edge of ROW	20.3 m
Minimum Interior Side Yard	3 m	10.8 m
Minimum Exterior Side Yard	3 m	17.3 m
Minimum Rear Yard	7.5 m except any rear yard abutting a residential zone shall be 10 m	52.6 m
Maximum Building Height	2 storeys	1 storey

Zone Provision	Local Commercial Exception (C1-465) Zone	Proposed
Maximum Gross Floor Area for individual commercial units	300 m ²	N/A
Maximum Gross Floor Area for one commercial unit	600 m ²	454.1 m ²
Minimum Parking Space Requirement	10 spaces plus 1 space for every 4 seats 33 spaces	51 spaces including 2 barrier free spaces and 3 mobile order pick-up spaces
Minimum Parking Space Dimensions	5.75 m x 2.75 m	5.75 m x 2.75 m
Access to Parking Areas (Driveways or Passageways)	Unobstructed driveways or passageways at least 3 metres, but not more than 9 metres in width	Compliant
Minimum Drive Aisle Width	6 m	6 m
Maximum width of any combined ingress and egress driveway	9 m	7.5 m
Minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway	15 m	Compliant
Maximum number of driveways	2 driveways, with a combined width not exceeding 30% of the lot frontage, for the first 30 metres of the lot frontage or portion thereof; and; one additional driveway for each additional 30 metres of lot frontage.	Compliant
Minimum driveway distance to side lot line	1 m	2.7 m
Minimum Accessible Parking Space Requirement	1 space of the first 20 spaces required and 1 space out of each additional 100 spaces or portion thereof shall be provided near and accessible to the point of entrance to the building. 1 accessible parking space required	2 spaces
Minimum Accessible Parking Space Dimensions	6 m x 4.4 m	6 m x 4.4 m
Minimum Loading Space Requirement	1 loading space	1 loading space

Zone Provision	Local Commercial Exception (C1-465) Zone	Proposed
Minimum Loading Space Dimensions	9 m long x 4 m wide x 5 m vertical clearance	21.9 m x 4.2 m x > 5 m
Planting Strip	Where a commercial use is established opposite a Residential Zone or abuts a side or rear lot line in a Residential Zone, then a planting strip and/or fence adjoining such abutting lot line, or portion thereof, shall be provided on the commercial lot, in the case of a planting strip with a minimum width of 3 metres.	3.1 m Fencing to be provided along the shared lot lines of the three (3) residential lots to the west of the property.