

## Zoning Compliance Table – Proposed Site Plan for “Flato East Commercial Block”

Zone Provision	Local Commercial Exception (C1-465) Zone	Provided
Minimum Lot Frontage	15 m	50.7 m
Minimum Lot Area	690 m <sup>2</sup>	6,664 m <sup>2</sup>
Maximum Lot Coverage	30%	21.7%
Maximum Gross Floor Area	45% of lot area	21.7%
Minimum Front Yard/ Setback on Major Road	32 m from Centre Line of Road	45.14 m
MTO Setback	14 m from edge of ROW	East Lot Line (Hwy 10) – 14.0 m
Minimum Interior Side Yard	3 m	6.5 m
Minimum Exterior Side Yard	3 m	6.5 m
Minimum Rear Yard	7.5 m except any rear yard abutting a residential zone shall be 10 m	38.2 m
Maximum Building Height	2 storeys	1 storey (8.94 m)
Maximum Gross Floor Area for individual commercial units	300 m <sup>2</sup>	Units between 78.833 m <sup>2</sup> – 291.83 m <sup>2</sup>
Maximum Gross Floor Area for one commercial unit	600 m <sup>2</sup>	
Minimum Parking Space Requirement	1 space per 20 m <sup>2</sup> of gross floor area 68 spaces	75 spaces
Minimum Parking Space Dimensions	5.75 m x 2.75 m	5.75 m x 2.75 m
Access to Parking Areas (Driveways)	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	9 m
Minimum angle of intersection between a driveway and a street line	60 degrees	>60 degrees

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.	2
Minimum driveway distance to side lot line	1 m	>1 m
Parking Spaces for the Handicapped	2 required - 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.  4.4 m x 6 m	2 spaces  4.4 x 6 m
Loading Space Requirements	1 loading space	1 loading space
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.	3.0 m