

Proposed Changes to Zoning Agreement

Existing	Proposed Amendment
<p>Use of Land</p> <p>(a) Offices limited to those where clients attending the subject property are incidental and secondary to the principal office use;</p> <p>(b) A child care centre; and</p> <p>(c) A community centre.</p>	<ul style="list-style-type: none"> • Add place of worship; • Add independent school (max capacity: 40 students); and • Replace child care centre with day care centre (max capacity: 32 children).
<p>Development Standards</p> <p>(a) Parking: 40 on-site spaces and one loading space are required;</p> <p>(b) Setbacks: no minimum, front, rear, or side-yard setbacks; and</p> <p>(c) Gross floor area: 5,000 m² maximum.</p>	<ul style="list-style-type: none"> • Require 2 vehicle site accesses; and • Require on-site dropoff area.
<p>Landscaping</p> <p>(a) One (1) metre wide landscape strip along the length of the eastern property line.</p>	<ul style="list-style-type: none"> • Allow shrubs as permitted plantings in lieu of trees.
<p>Fences</p> <p>No wall or fence shall exceed a maximum 2 metres along the front (south property line).</p>	