

Proposed Changes to Zoning Agreement

Existing	Proposed Amendment
Use of Land (a) Offices limited to those where clients attending the subject property are incidental and secondary to the principal office use; (b) A child care centre; and (c) A community centre.	• Add place of worship; • Add independent school (max capacity: 40 students); and • Replace child care centre with day care centre (max capacity: 32 children).
Development Standards (a) Parking: 40 on-site spaces and one loading space are required; (b) Setbacks: no minimum, front, rear, or side-yard setbacks; and (c) Gross floor area: 5,000 m² maximum.	• Require 2 vehicle site accesses; and • Require on-site dropoff area.
Landscaping (a) One (1) metre wide landscape strip along the length of the eastern property line.	• Allow shrubs as permitted plantings in lieu of trees.
Fences No wall or fence shall exceed a maximum 2 metres along the front (south property line).	