

**The Corporation of the Township of Brock**

**Statutory Public Meeting Agenda**

**Electronic Meeting**

**Session Four**

**Monday, August 10, 2020**

A Statutory public meeting is required under the Planning Act for certain types of planning applications. Public meetings are open to the public and provide an opportunity for those in attendance at the meeting to provide feedback and ask questions about the application(s).

**1. Call to Order – 6:30 p.m. - Mayor Debbie Bath Hadden**

**2. Purpose of the Meeting and Overview of the Application(s)**

To hold a public meeting to consider an application for an amendment to Zoning By-law Number 287-78-PL

- 1) Bob Clark, Clark Consulting Services, on behalf of Frank Mazzotta, Armour Heights Development  
Part Lot 11, Concession 5 (Beaverton)  
Township of Brock  
File No. 04-2020-RA

The amendment, upon approval, serves to rezone the subject land from Rural Buffer (RB) to Highway Commercial Exceptions (C4-Sx) and Environmental Protection (EP). The zoning will allow for a highway commercial retail development.

**3. Representation from Applicants to provide additional information**

**4. Public Feedback and Questions**

**5. Response to Questions from Staff/Applicant**

**6. Adjournment**

The Clerk's Department will capture all feedback received during a public meeting in the minutes to provide a written record for Staff and Council.

**Participation Details**

**Location:** Online with Microsoft Teams. Please visit our website [www.townshipofbrock.ca/planningapplications](http://www.townshipofbrock.ca/planningapplications), find file number 04-2020-PL, and click the [Join Microsoft Teams Meeting](#) link.

**Telephone Participation:** For telephone participation, please call the following teleconference number between 6:15 pm and 6:30 pm on Monday, August 10, 2020: 647-749-9362 and enter Conference ID: 498 169 62#.

**Watch Live:** Should you wish to just observe the meeting without the option of speaking to the application, please enter the following link into your web browser to view the live-streaming of the meeting: <https://www.townshipofbrock.ca/en/municipal-office/meeting-live-stream.aspx>

**Provide Written Comments:** Please submit written comments (with reference to the Project and File Number of the application) to [planning@townshipofbrock.ca](mailto:planning@townshipofbrock.ca) on or before noon on Thursday, August 6, 2020. Comments may also be mailed or dropped off at the Township Office at 1 Cameron Street East, Cannington, ON L0E 1E0. Your comments shall be available to any interested person for inspection (*Statutory Powers Procedure Act*).

Please be advised that if you join the meeting after 6:30 pm this application may have already been heard. If you have accessibility needs and require alternate formats of this documents or other accommodations, please contact the Clerks Department at 705-432-2355.

## Purpose

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1. The purpose of this public meeting is to obtain public input in respect of an application for an amendment to Zoning By-law Number 287-78-PL.
  - 1) Bob Clark, Clark Consulting Services, on behalf of Frank Mazzotta, Armour Heights Development  
Part Lot 11, Concession 5 (Beaverton)  
Township of Brock  
File No. 04-2020-RA  
  
The amendment, upon approval, serves to rezone the subject land from Rural Buffer (RB) to Highway Commercial Exceptions (C4-Xs) and Environmental Protection (EP). The rezoning will allow for highway commercial retail development.
2. There will be no decision made on behalf of the Township of Brock in respect of the application at this meeting.
3. The Council of the Township of Brock will consider the merits of this application at a later date, taking into consideration all input received on the subject application.
4. Persons who wish to be notified of further meetings of Council dealing with this rezoning application must submit a written request. Persons who wish to be notified of the decision of this rezoning application, if approved by Council, must submit a written request. Notification forms are available from staff in attendance.
5. If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Brock before the by-law is enacted (if approved), the person or public body is NOT entitled to appeal the decision of the Council of the Township of Brock to the Local Planning Appeal Tribunal.

Further, the person or public body may NOT be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

6. In the event that the actual by-law is enacted by Council, it will be circulated in the formal manner under the provisions of the *Planning Act* and at that time, if objections are received, a hearing will be held before the Local Planning Appeal Tribunal, at which time the objectors will be informed of a hearing date.
7. **Call upon the applicant/agent** to outline the proposal for the benefit of those in attendance.
  - 1) Bob Clark, Clark Consulting Services, on behalf of Frank Mazzotta, Armour Heights Development  
Part Lot 11, Concession 5 (Beaverton)  
Township of Brock  
File No. 04-2020-RA
8. **Open the meeting to the public** to receive input and request the name of the individual(s) speaking to the application.
9. Inquire of those present if anyone has any further input to make at this time. If not, request a motion to officially close the public meeting in respect of the subject application.



The Corporation of the Township of Brock  
1 Cameron Street E., P.O. Box 10 Cannington, ON L0E 1E0 (705) 432-2355

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Number:** 04-2020-PL      **File Number:** 04-2020-RA

### **WHY YOU ARE RECEIVING THIS NOTICE**

This notice is being sent to all residents within 200m of the subject property. This is an application to rezone a property from Rural Buffer (RB) to Highway Commercial Exceptions (C4-Xs) and Environmental Protection (EP). If you have questions or concerns regarding this application, you are invited to attend the statutory public meeting.

### **NOTICE OF PUBLIC MEETING**

The Council of the Corporation of the Township of Brock will hold a public meeting on the **10th day of August, 2020 at 6:30 p.m.**, via a Microsoft Teams meeting format (please see details below), to consider a proposed amendment to Zoning By-law No. 287-78-PL, the comprehensive Zoning By-law, in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

The application has been submitted by Bob Clark, Clark Consulting Services, on behalf of Frank Mazzotta, Armour Heights Development (File No. 04-2020-RA).

### **PARTICIPATION DETAILS**

**Location:** Online with Microsoft Teams. Please visit our website [www.townshipofbrock.ca/planningapplications](http://www.townshipofbrock.ca/planningapplications), find file number 04-2020-PL, and click the [Join Microsoft Teams Meeting](#) link.

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**Provide Written Comments:** Please submit written comments (with reference to the Project and File Number of the application) to [planning@townshipofbrock.ca](mailto:planning@townshipofbrock.ca) on or before noon on Thursday, August 6, 2020. Comments may also be mailed or dropped off at the Township Office at 1 Cameron Street East, Cannington, ON L0E 1E0. Your comments shall be available to any interested person for inspection (*Statutory Powers Procedure Act*).

Please be advised that if you join the meeting after 6:30 pm this application may have already been heard. If you have accessibility needs and require alternate formats of this documents or other accommodations, please contact the Clerks Department at 705-432-2355.

### **LOCATION OF SUBJECT LAND**

The subject land is located at Part Lot 11, Concession 5, Beaverton. The location is shown on the Key Map on the reverse side.

### **PURPOSE OF AMENDMENT**

The amendment, upon approval, serves to rezone the subject land from Rural Buffer (RB) to Highway Commercial Exceptions (C4-Xs) and Environmental Protection (EP). The rezoning will allow for a highway commercial retail development.

**REPRESENTATION AND ADDITIONAL INFORMATION**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Brock before the by-law is enacted (if approved), the person or public body is NOT entitled to appeal the decision of the Council of the Township of Brock to the Local Planning Appeal Tribunal. Further, the person or public body may NOT be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information relating to the draft By-law Amendment is available for inspection during regular office hours at the Municipal Administration Building. For additional information about the application, or if you wish to request further notifications regarding this application (this will entitle you to be advised of a possible Local Planning Appeal Tribunal hearing), please contact Debbie Vandenakker at [dvandenakker@townshipofbrock.ca](mailto:dvandenakker@townshipofbrock.ca) or by phone at 705-432-2355 ext. 235 and reference the above-noted Project and File number.

Dated at the Corporation of the Township of Brock this 20<sup>th</sup> day of July, 2020.

Becky Jamieson  
Municipal Clerk  
Corporation of the Township of Brock  
1 Cameron Street East, Box 10  
Cannington, Ontario, L0E 1E0  
705-432-2355  
[bjamieson@townshipofbrock.ca](mailto:bjamieson@townshipofbrock.ca)

**Subject Land Key Map**







The Corporation of the Township of Brock

Zoning By-law Amendment Application  
(To be Submitted in Duplicate)

Office Use Only

Date Received: \_\_\_\_\_

Zoning By-law File No.: \_\_\_\_\_

Regional Official Plan      \_\_\_\_\_ Yes      \_\_\_\_\_ No      File: \_\_\_\_\_

Township Official Plan      \_\_\_\_\_ Yes      \_\_\_\_\_ No      File: \_\_\_\_\_

Site Plan Application      \_\_\_\_\_ YES      \_\_\_\_\_ No      File: \_\_\_\_\_

Pursuant to the provisions of the *Planning Act*, R.S.O. 1990, as amended, I/We hereby submit an application for amendment (as hereinafter set out), to By-law No. \_\_\_\_\_ as otherwise amended, of the Corporation of the Township of Brock, in respect of the lands hereinafter described.

I/We enclose herewith the non-refundable fee in accordance with Planning Fees By-law No. 1290-94-PL and **agree to pay any further costs which may be determined by the Council of the Township of Brock (i.e., legal, planning, engineering, etc.).** In addition, depending on the nature of the application, you may be required to enter into a Financial Agreement with the municipality, pursuant to Planning Fees By-law No. 1290-94-PL, as amended, to cover the cost of consulting services rendered to the Township in conjunction with the processing of this application. I/We also agree to reimburse the Township of Brock for any costs which may be incurred before the Ontario Municipal Board and awarded by that Board arising as a result of this application. Further, **additional fees** for agency review (Durham Region Planning/Durham Region Health (private services only)/Conservation Authority) are payable at the time of application to the Township of Brock. Please contact the Clerk's Department for current agency review fees that apply to your application.

To Be Completed by Applicant or Agent

1.    a)    **Applicant:**      Frank Mazzotta, Armour Heights  
   Development  
  
                 **Address:**      81 Zenway Blvd., Unit 24  
   Vaughan, ON L4H 0S5  
  
   \_\_\_\_\_  
  
                 **Phone:**      905-303-7800 ext. 222      **Fax:**      \_\_\_\_\_      **Email:** frank@armourhd.com

b)    **Authorized Agent:** Robert K. (Bob) Clark, Clark Consulting Services  
  
                 **Address:**      52 John Street  
   Port Hope, ON L1A 2Z2  
  
   \_\_\_\_\_  
  
                 **Phone:**      905-885-8023      **Fax:**      \_\_\_\_\_      **Email:** bob@clarkcs.com

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- c) **Registered Owner:** Frank Mazzotta, Beaverton Common Inc.  
 Address: 81 Zenway Blvd., Unit 24  
Vaughan, ON L4H 0S5  
 Phone: 905-303-7800 ext. 222 Fax: \_\_\_\_\_ Email: frank@armourhd.com
- d) **Date of Acquisition of Subject Land:** May 31, 2018
- e) **Applicant's Interest in Land (Must be Owner or Prospective Buyer, If Latter, Verified Copy of Offer to Purchase Must be Submitted together with Acknowledgement of Owner)**  
Owner
- f) **Matters Related to this Application Should be Addressed To:**  
 Applicant X Or Agent X Or Owner \_\_\_\_\_

## 2. Property Description:

Township Lot Part of Lot 11 Concession 5  
40R2769 Part 1 & 2  
 Registered Plan No. 40R3821 Lot Parts 3, 4, 5  
 Municipal Address \_\_\_\_\_  
 Former Municipality Township of Thorah  
 Dimensions of Entire Property (Metric):  
 Area: 55.7 ha Frontage 470 m  
 Depth 590 m  
 Dimensions of the Land Subject of Application:  
 Area: 0.57 ha Frontage 470 m  
 Depth 175 m

## 3. Existing Land Use Designation

Durham Regional Official Plan: Major Open Space Area, Living Area, Employment Area  
 Brock Township Official Plan: Mixed Use Corridor and Employment Area

## 4. Zoning By-law Category:

Current: RB - Rural Buffer Proposed: C4-x, C4-xx, EP

5. Has An Application Been Submitted For:

	Yes	No	File/Status
Regional Official Plan			
Township Official Plan	x		Removal of Deferred Area
Consent (Severance)			
Subdivision			
Condominium			
Site plan			

6. Has the Subject Land Been the Subject of a Previous Application for Rezoning:

\_\_\_\_\_ Yes                      x                      No                      \_\_\_\_\_ Unknown

If yes, indicate application file number and decision made on the application.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Reasons for Requesting Zoning By-law Change:

*To permit a commercial development on lands fronting on Highway 12.*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Land Use:

- a) Present Use of Property: Vacant
- \_\_\_\_\_
- b) Length of Time Existing Uses of Subject Land Have Continued:  
Unknown by extensive.
- \_\_\_\_\_
- c) Proposed Use of Property: Commercial
- \_\_\_\_\_



Building & Type	Setback from Lot Line (Metres)				Height of Building	Dimensions
	Front	Rear	Sides			
Existing Bldg. #1						
Existing Bldg. #2						
Existing Bldg. #3						
Proposed Bldg. #1						
Proposed Bldg. #2						
Proposed Bldg. #3						

9. Is the proposed application located within 500 metres of an existing livestock facility? Yes ☒ No ☐ (located within Urban Settlement Area)

**10. Services:**

Sewage Disposal:	Municipal	<u>          </u>	Yes	<u>     X     </u>	No
	Private	<u>      X     </u>	Yes	<u>            </u>	No
	Other (Specify)	<u>                                </u>			

## 11. Environmental Site Screening Questionnaire

—	Industrial
—	Commercial
—	Community Use
—	Residential
—	Institutional
X	Parkland or Agricultural

January 2016

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- b) Does this application involve a change to a more sensitive land use i.e.: change from industrial, commercial or community use to residential, institutional, parkland or agricultural use? Refer to sections 11, 12, 13, 14, and 15 of O. Reg. 153/04, as amended. Yes \_\_\_\_\_ No X
- c) Is the application on land or adjacent to lands that were previously used for the following:
- i) Industrial Uses: Yes \_\_\_\_\_ No X  
If yes, please describe the approximate dates and type of industry.  
\_\_\_\_\_  
\_\_\_\_\_
- ii) Commercial uses where there is a potential for site contamination, e.g., automotive repair garage, a bulk liquid dispensing facility including a gasoline outlet, chemical warehousing or for the operation of dry-cleaning equipment? Yes X No \_\_\_\_\_  
If yes, please describe the approximate dates and type of commercial activities.  
Adjacent land use as commercial gas station.  
\_\_\_\_\_
- iii) Has the grading of the subject land been changed by adding earth or materials and/or filling occurred on the subject lands?  
Lands where filling has occurred? Yes \_\_\_\_\_ No X
- iv) Have the subject lands ever been subjected to chemical spills or hazardous chemical uses i.e. an orchard where cyanide products may have been used as pesticides? Yes \_\_\_\_\_ No X
- v) Have the subject lands or adjacent lands ever been used as an agricultural operation where herbicides or sewage sludge have been applied to the property? Yes \_\_\_\_\_ No X
- vi) Have the subject lands or adjacent lands ever been used as a weapons firing range? Yes \_\_\_\_\_ No X
- vii) Is the nearest boundary of the application within 250 metres of the fill area of an operating or former landfill or dump, or a waste transfer station or PCB storage site? Yes \_\_\_\_\_ No X
- viii) If there are existing or previously existing buildings, are there any building materials remaining on the site which are potentially hazardous to human health (e.g., asbestos, PCB's, etc.)? Yes \_\_\_\_\_ No X
- ix) Has there been a heating fuel oil spill on the property? Yes \_\_\_\_\_ No X
- x) Are there or have there ever been above ground or underground storage tanks on the property? Yes \_\_\_\_\_ No X

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- xi) Has waste (garbage, solid wastes, liquid wastes) ever been placed on this property? Yes\_\_\_\_\_ No X

Provide a description of waste materials:

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- xii) Have hazardous materials ever been stored or generated on the property (e.g. Has Hazardous Waste Information Network (HWIN) registration or other permits been required? Yes\_\_\_\_\_ No X

Please summarize:

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- xiii) Does the property support or has it ever supported one or more of the potentially contaminating activities set out in Table 2 of Schedule D of Ontario Regulation 153/04, as amended (see attachment)? Yes X No\_\_\_\_\_

If yes, provide details:

*4.6 Rail tracks.*

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- xiv) Is there any other reason to believe that the subject property may be potentially contaminated based on historical use of this or an abutting property? Yes\_\_\_\_\_ No X

If yes, provide details:

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**If the answer to any of the questions above was YES, a Phase 1 and/or Phase 2 Environmental Site Assessment (ESA), which satisfies the requirements of O.Reg. 153/04, as amended, is required. Please submit two copies with your application.**

- d) Has an Environmental Site Assessment been prepared for this site within the last 5 years, or is an Environmental Site Assessment currently being prepared for this site? Yes X No\_\_\_\_\_

**If YES, please submit two copies of the Phase 1 Assessment with the application.**

- e) Has a Risk Assessment been accepted by the Ministry of Environment (MOE) or a Certificate of Property Use been issued by the MOE for this site? Yes\_\_\_\_\_ No X

**If YES, please submit two copies of the Risk Assessment and the Certificate of Property Use with the application.**

*A Phase 2 Environmental Site Assessment Report was prepared and is submitted with this application.*

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**Declaration:** This form must be completed and signed by the Property Owner. If the answer to Question 11(f) was "Yes", this form must also be signed by a Qualified Person, as defined in O. Reg. 153/04. The signature of a Qualified Person may also be required if the answer to any of Questions 11 (a) through (d) was "Yes".

To the best of my knowledge, the information provided in this questionnaire is true, and I do not have any reason to believe the subject site contains contaminants at a level that would interfere with the proposed property use.

**12. Conformity with Provincial Plans:**

- a) Is this application consistent with the Provincial Policy Statement? Yes   X   No
- b) Is the subject land within the Greenbelt Area? Yes   X   No         
If yes, please specify whether the application conforms to or does not conflict with the Greenbelt Plan:

*Please refer to Planning Justification Report.*

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- c) Please specify whether the application conforms to or does not conflict with the Growth Plan for the Greater Golden Horseshoe:

*The application conforms to the Growth Plan. Please refer to the Planning Justification Report.*

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**13. Supplementary and Supporting Material:**

Survey or Sketch (2 Copies) Showing Thereon:

- a) Applicants/Owners Total Holdings
- b) Land which is the subject of the amendment clearly marked thereon.
- c) i) The boundaries and dimensions of the subject land.
- ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear lot line and side yard lot lines.
- iii) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv) The current uses on land that is adjacent to the subject land.
- v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii) The location and nature of any easement affecting the subject land.



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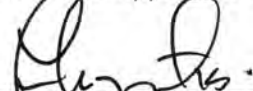
**14. Certificate-** (To be signed by Owner, If agent has been appointed)

As of the date of this application I am the registered Owner of the lands described in this application. I have examined the contents of this application, certified as to the correctness of the information submitted with the application insofar as I have knowledge of these facts, and concur with the submission of this application to the Corporation of the Township of Brock by:

Robert K. (Bob) Clark

OF Clark Consulting Services

Who I have appointed as my Agent



Signature of Property Owner (Frank Mazzotta)

MAY 1/20

Date

**15. Affidavit**

I/We Robt. K. Clark of the Municipality  
of Port Hope in the Region/County of Northumberland  
do solemnly declare that:

All above statements and the statements contained in all of the exhibits transmitted herewith, are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act."

DECLARED before me at Municipality  
of Port Hope in the Region/County of  
Northumberland this 21<sup>st</sup> day of  
April, 2020 A.D.

  
Applicant's Signature  
(Robert K. [Bob] Clark)

Christine Michelle Wilkinson, a Commissioner,  
etc., Province of Ontario, for  
Meaghan Adams Legal Prof. Corp.  
Expires October 3, 2022.

  
A Commissioner, etc.

**16. Affidavit of Professional Engineer** (If required as per question 11) (NOT REQUIRED)

I/We \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ in the Region/County of \_\_\_\_\_  
do solemnly declare that:

All of the above statements contained herein are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath and by virtue of "The Canada Evidence Act."

DECLARED before me at the \_\_\_\_\_  
of \_\_\_\_\_ in the Region/County of \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_  
, 2 \_\_\_\_\_ A.D.

(Not required)

Professional Engineer's  
Signature & Seal

\_\_\_\_\_  
A Commissioner, etc.



**Data Sheet - MDS** (NOT REQUIRED)

**Part I - To Be Completed By Applicant**

This is to be completed and attached to the application when applying for a new non-farm use within 500 metres (1,640 feet) of an existing livestock facility. Complete one sheet for each different set of buildings used for housing livestock.

Owner of Livestock Facility: \_\_\_\_\_

Telephone: \_\_\_\_\_ Twp.: \_\_\_\_\_

Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

Closest distance from livestock facility to the property boundary of the new lot(s) or the change in land use (metres) \_\_\_\_\_

Closest distance from the manure storage to the property boundary of the new lot(s) or the change in land use (metres) \_\_\_\_\_

Tillable hectares where livestock facility located \_\_\_\_\_

Type of Livestock	Existing Housing Capacity #	Manure System (Check One Box)			
		Covered Tank	Open Solid Storage	Open Liquid Tank	Earthen Manure Storage
DAIRY <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
BEEF <input type="checkbox"/> Cows (Barn Confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
SWINE <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
POULTRY <input type="checkbox"/> Chicken Broiler/Roasters <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys ( >10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (<5kg) <input type="checkbox"/> Turkeys Breeder Layers					
HORSES					
SHEEP <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder Lambs					
MINK - Adults					
WHITE VEAL CALVES					
GOATS <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
OTHER					

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The above information was supplied by:

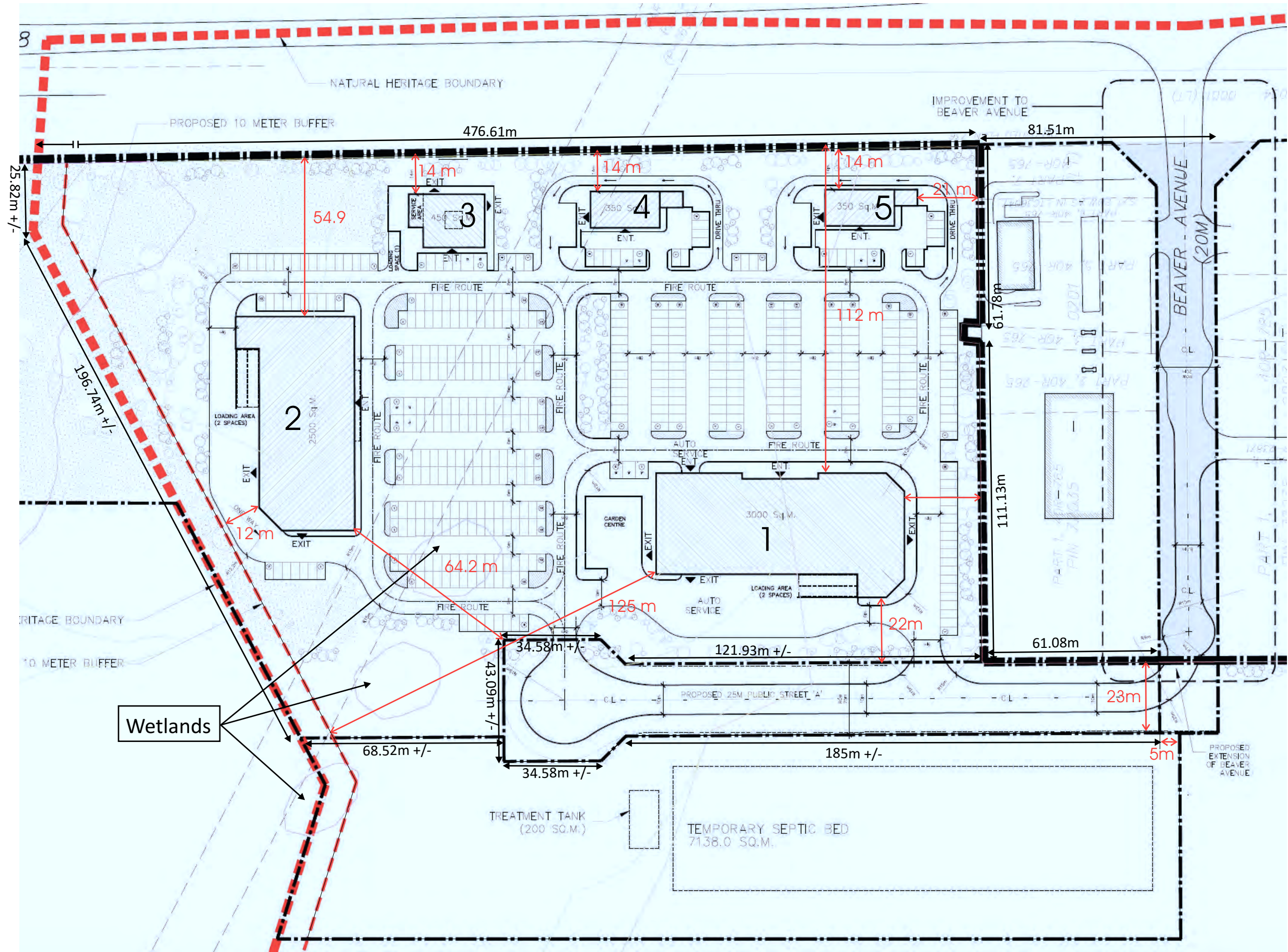
Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Please Print)

Firm (If Applicable): \_\_\_\_\_  
(Please Print)

**Part II - To Be Completed By The Township**

File/Application No.: _____	
Minimum Separation Distance: _____	
Does the Application Comply With the MDS Requirements? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Prepared by: _____	Date: _____





Note: Basemap Prepared by Alan J. Tregobov



Zoning Compliance Chart  
 Beaverton Commons Commercial Development  
 CCS Project No. 4128

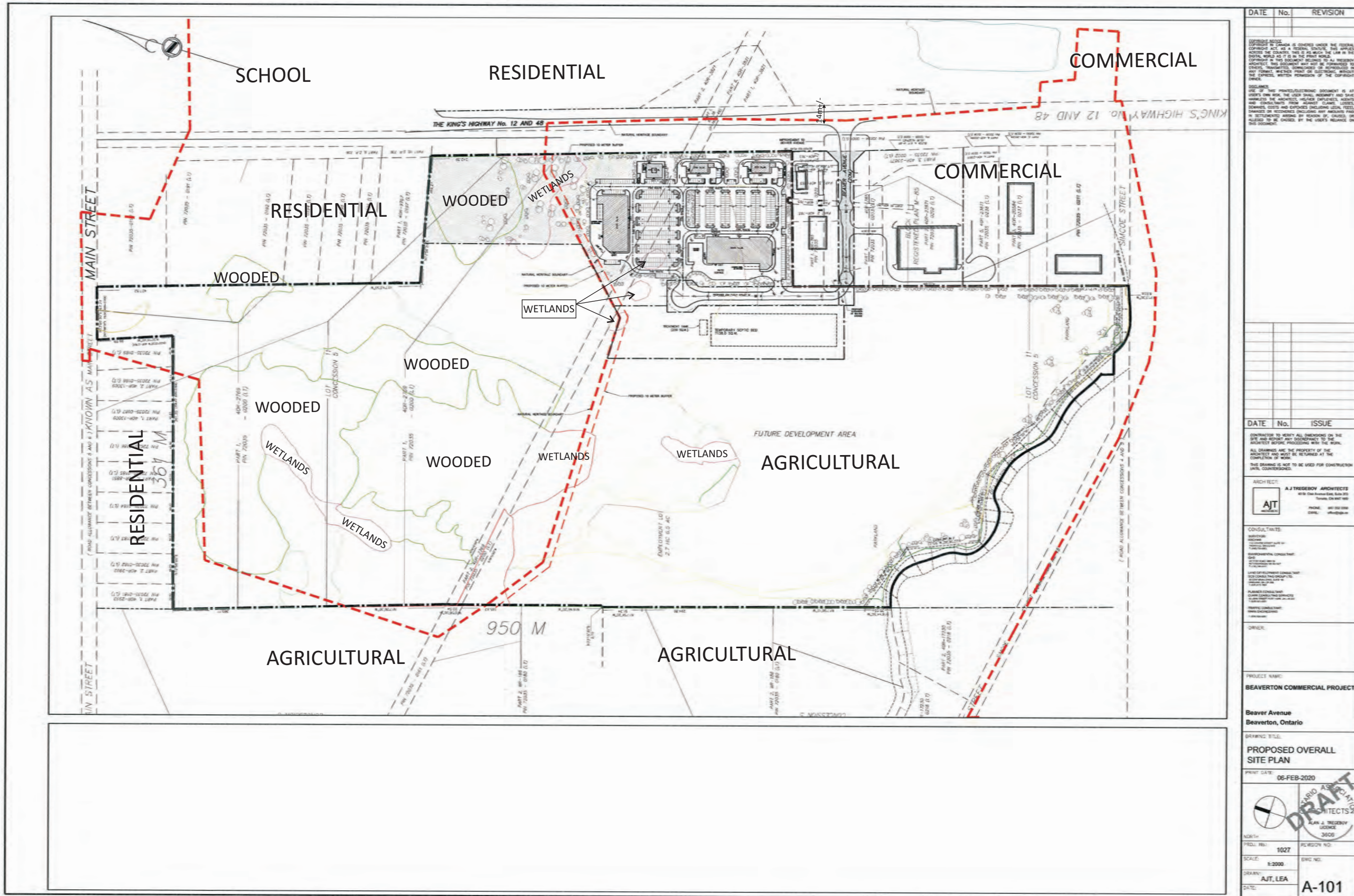
30-Apr-20

Item	Building 1		Building 2		Building 3		Building 4		Building 5		Total Comme
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required
<b>Proposed Zone</b>	Highway Commercial (C4-x)		Highway Commercial (C4-x)		Highway Commercial (C4-x)		Highway Commercial (C4-x)		Highway Commercial (C4-x)		Highway Cor (C4-x)
<b>Proposed Use</b>	Retail Commercial Establishment		Retail Commercial Establishment		Eating Establishment		Eating Establishment, Drive-in		Eating Establishment, Drive-in		
Zone Provisions											
Min. Lot Area (sq.m.)	1858	57054	1858	57054	1858	57054	1858	57054	1858	57054	1858
Min. Lot Frontage (m)											36
<u>Minimum Yard Dimensions (m)</u>											
Front (depth)	12	22	12	64.2	12	135	12	141	12	150	
Exterior side (width)	12	112	12	55	12	14	12	14	12	14	
Interior side (width)	6	26.5/125	6	12/216	6	106/170	6	161/101	6	233/21	
Rear (depth)	12	112	12	55	12	14	12	14	12	14	
Maximum Lot Coverage (%)		6.5%		6.5%		0.80%		0.70%		0.70%	40%
<u>Min. Centreline Setback (m)</u>											
- provincial	30.288	143	30.288	86	30.288	57	30.288	57	30.288	57	
Min. Landscaped Open Space (%)											30%
Maximum Height of Building (m)	9	12	9	12	9	9	9	9	9	9	
Floor Area (sq. m.)		3000		2500		450		350		350	
Parking	150		125		50		39		39		403
Accessible Parking	4		4		4		4		4		20
Loading	2	2	2	2	1	1	1	1	1	1	7

Zoning Compliance Chart  
 Beaverton Commons Commercial Development  
 CCS Project No. 4128

Item	Commercial Site	Temporary Septic Bed		Remainder of lands	Notes
	Proposed	Required	Proposed		
<b>Proposed Zone</b>	Commercial	Highway Commercial (OS-x)		Rural Buffer (RB) Environmental Protection	
<b>Proposed Use</b>		Temporary Septic System (Tank and bed)		Agricultural and Environmental	
Zone Provisions					
Min. Lot Area (sq.m.)	57054	1858	20164	506000	
Min. Lot Frontage (m)	23	36	5		Beaver Ave
<u>Minimum Yard Dimensions (m)</u>					
Front (depth)					Proposed Street
Exterior side (width)					Highway 12
Interior side (width)					
Rear (depth)					Highway 12
Maximum Lot Coverage (%)	15.2%				
<u>Min. Centreline Setback (m)</u>					
- provincial					
Min. Landscaped Open Space (%)	35.0%				
Maximum Height of Building (m)					
Floor Area (sq. m.)	6650		1350		
Parking	470				
Accessible Parking	15				
Loading	7				





\*\* Detailed dimensions for the area being rezoned are on Zoning Application Sketch - A