

--	--

Z-8628
B. Turcotte

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: 1365929 ONTARIO LTD. A PORTION OF LAND KNOWN MUNICIPALLY AS 1500 DUNDAS STREET EAST PUBLIC PARTICIPATION MEETING ON SEPTEMBER 6, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of 1365929 Ontario Ltd. relating to a portion of land located at 1500 Dundas Street East, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 13, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Community Shopping Area (CSA1) Zone **TO** a Community Shopping Area Special Provision (CSA1(*)) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

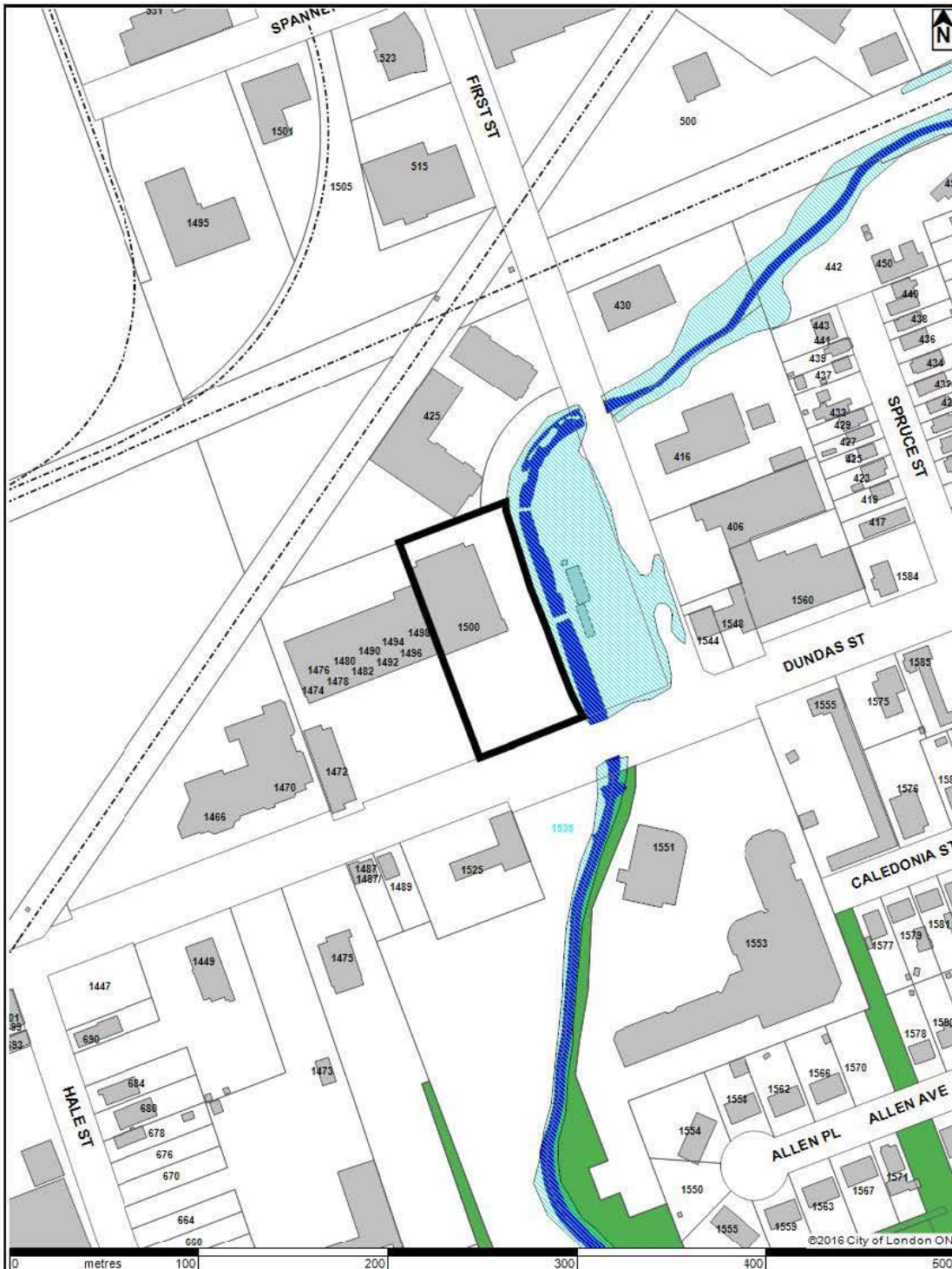
The purpose and effect of the requested Zoning By-law amendment is to add an "Automobile Sales and Service Establishment" use to the list of permitted uses in the Community Shopping Area (CSA1) Zone.

RATIONALE

1. The recommended Zoning By-law amendment is consistent with, and will serve to implement, the policies *Provincial Policy Statement 2014*, which promote an appropriate range and mix of land uses, economic development, and community investment readiness;
2. The recommended Zoning By-law amendment is consistent with, and will serve to implement, the Auto-Oriented Commercial Corridor policies of the Official Plan;
3. The recommended Zoning By-law amendment is consistent with, and will serve to implement, the Dundas Street Commercial Corridor policies of the Official Plan; and,
4. The property is of sufficient size and configuration to accommodate the additional permitted use without resulting in any negative impacts on abutting properties.

--	--

Z-8628
B. Turcotte



<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1500 Dundas St Applicant: 1365929 Ontario Ltd C/O David Lees File Number: Z-8628 Planner: Brian Turcotte Created By: Mark Boulger Date: 2016-06-06 Scale: 1:2500</p> <p style="text-align: center;">Corporation of the City of London Prepared By: Planning and Development</p>	<p style="text-align: center;">LEGEND</p> <table border="0"> <tr> <td style="text-align: center;">[Black Outline]</td> <td>Subject Site</td> </tr> <tr> <td style="text-align: center;">[Green]</td> <td>Parks</td> </tr> <tr> <td style="text-align: center;">[Hatched]</td> <td>Assessment Parcels</td> </tr> <tr> <td style="text-align: center;">[Grey]</td> <td>Buildings</td> </tr> <tr> <td style="text-align: center;">[123]</td> <td>Address Numbers</td> </tr> </table>	[Black Outline]	Subject Site	[Green]	Parks	[Hatched]	Assessment Parcels	[Grey]	Buildings	[123]	Address Numbers
[Black Outline]	Subject Site										
[Green]	Parks										
[Hatched]	Assessment Parcels										
[Grey]	Buildings										
[123]	Address Numbers										

--	--

Z-8628
B. Turcotte

BACKGROUND

Date Application Accepted: May 30, 2016	Agent: M. Campbell, Zelinka Priamo Ltd.
<p>REQUESTED ACTION: Possible change to Zoning By-law Z.-1 FROM a Community Shopping Area (CSA1) Zone TO a Community Shopping Area Special Provision (CSA1(*)) Zone to add an “Automobile Sales and Service Establishment” use to the list of uses permitted in the Community Shopping Area (CSA1) Zone.</p>	

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – existing commercial plaza • Frontage – 63 metres (206 feet) • Depth – 121 metres (397 feet) • Area – 0.7 hectares (1.8 acres) • Shape – Irregular

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North - commercial plaza • South - retail and automotive uses • East - automotive sales • West - commercial plaza

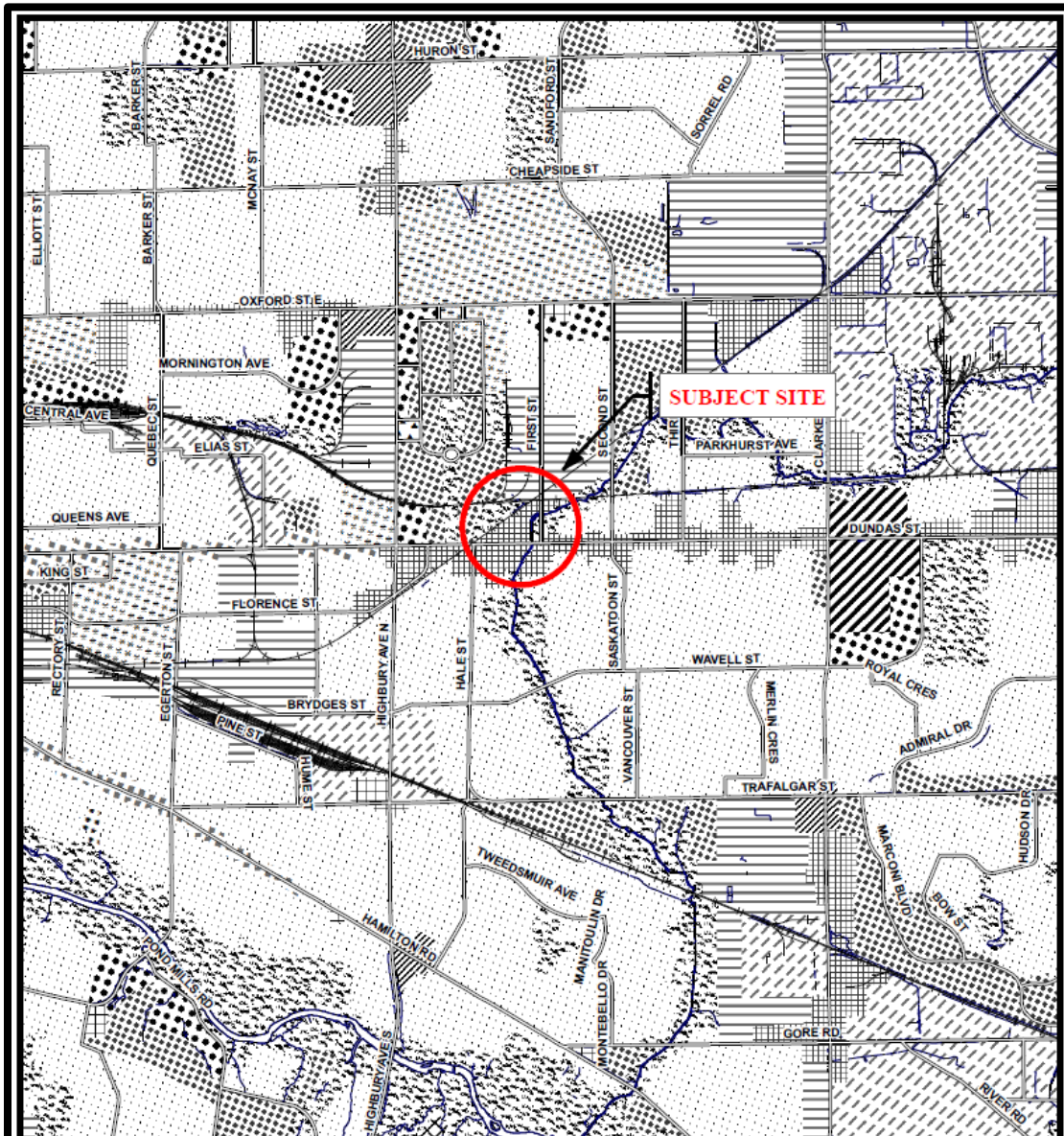
<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <ul style="list-style-type: none"> • Auto-Oriented Commercial Corridor
<p>EXISTING ZONING: (refer to Zoning Map)</p> <ul style="list-style-type: none"> • Community Shopping Area (CSA1) Zone

PLANNING HISTORY

None.

--	--

Z-8628
B. Turcotte



Legend

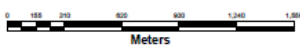
- | | |
|---|---|
| <ul style="list-style-type: none"> Downtown Wonderland Road Community Enterprise Corridor Enclosed Regional Commercial Node New Format Regional Commercial Node Community Commercial Node Neighbourhood Commercial Node Main Street Commercial Corridor Auto-Oriented Commercial Corridor Multi-Family, High Density Residential Multi-Family, Medium Density Residential Low Density Residential Office Area | <ul style="list-style-type: none"> Office/Residential Office Business Park General Industrial Light Industrial Regional Facility Community Facility Open Space Urban Reserve - Community Growth Urban Reserve - Industrial Growth Rural Settlement Environmental Review Agriculture Urban Growth Boundary |
|---|---|

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LAND USE -

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: Z-8629

PLANNER: BT

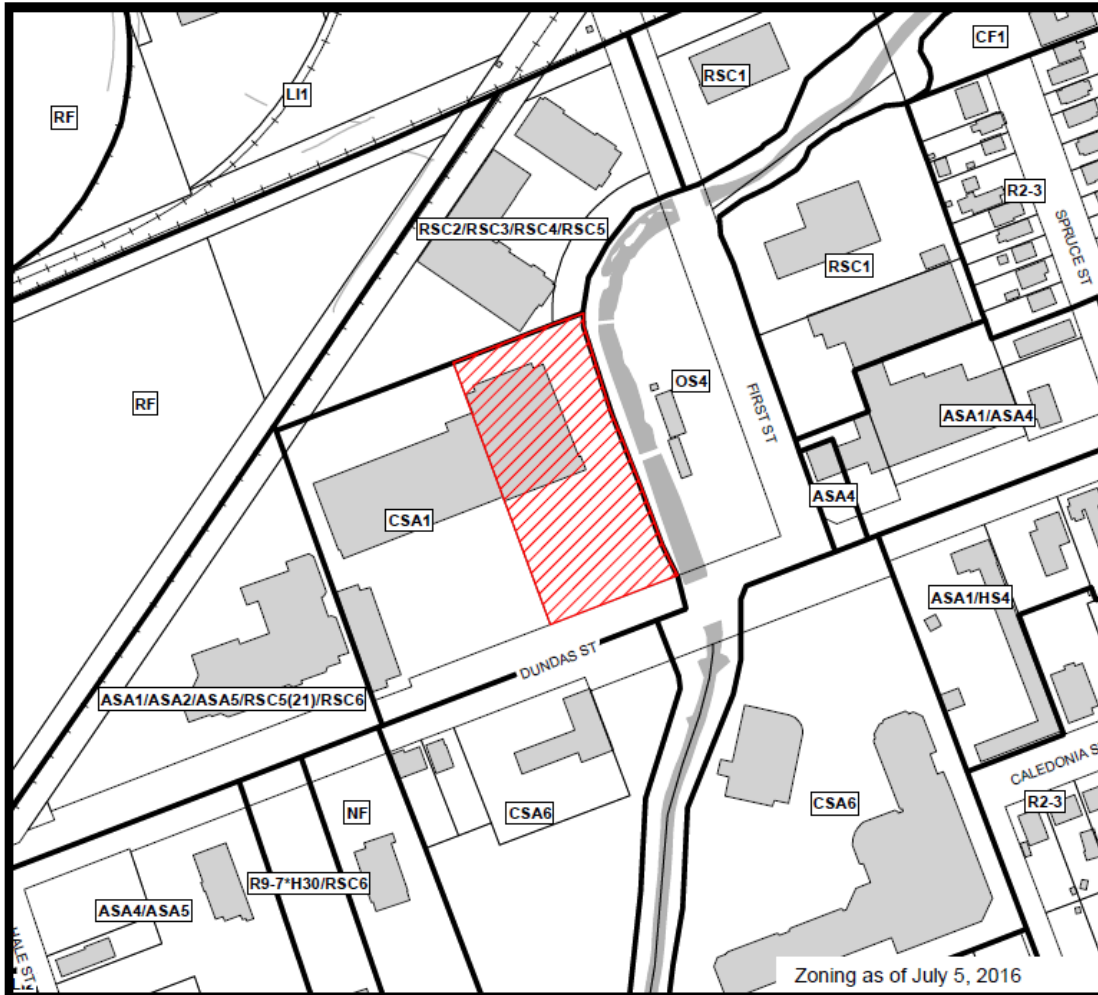
TECHNICIAN: MB

DATE: 2016/08/08

PROJECT LOCATION: e:\planning\projects\p_official\plan\work\consol\00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

--	--

Z-8628
B. Turcotte



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: CSA1

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|--|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "H" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
|--|---|

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
Z-8629 BT

MAP PREPARED:
2016/08/08 MB

1:2,500
0 12.525 50 75 100
Meters

--	--

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Transportation Planning and Design comment:

The Transportation Department comments that:

- “A road widening dedication of 18 metres from centre line will be required along Dundas Street;
- A road widening dedication of 10.75 metres from centre line will be required along First Street; and,
- A 6 metre x 6 metre daylight triangle will be required at the corner of Dundas Street and First Street.”

WADE comments:

No comment.

UTRCA:

“The subject lands are regulated by the UTRCA. Given that no new construction is proposed, we have no objections to this application. We recommend that the applicant confirm with our Land Use Regulation Officer whether any approvals are required pursuant to Section 28 of the Conservation Authorities Act.”

PUBLIC LIAISON:	On June 8, 2016, Notice of Application was sent to 38 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on June 9, 2016. A “Possible Land Use Change” sign was also posted on the site.	2 e-mails were received in response to the Notice of Application.
Nature of Liaison: Possible change to Zoning By-law Z.-1 FROM Community Shopping Area (CSA1) Zone TO a Community Shopping Area Special Provision (CSA1(*)) Zone to add an “Automobile Sales and Service Establishment” use to the list of uses permitted in the Community Shopping Area (CSA1) Zone. The requested Special Provision would provide for the requested Automobile Sales and Service Establishment” use in an existing commercial building		
Responses: The responses were seeking additional information on the use.		

ANALYSIS

The Subject Lands:

The subject property, known municipally as 1500 Dundas Street East, is located at the northwest corner of Dundas Street East and First Street. 1500 Dundas Street East is an irregular shaped, 1.5 hectare (3.7 acre) parcel of land that is bisected by a channelized section of Pottersburg Creek (see Figure 1 – the subject property includes both parts “A” and “B”).

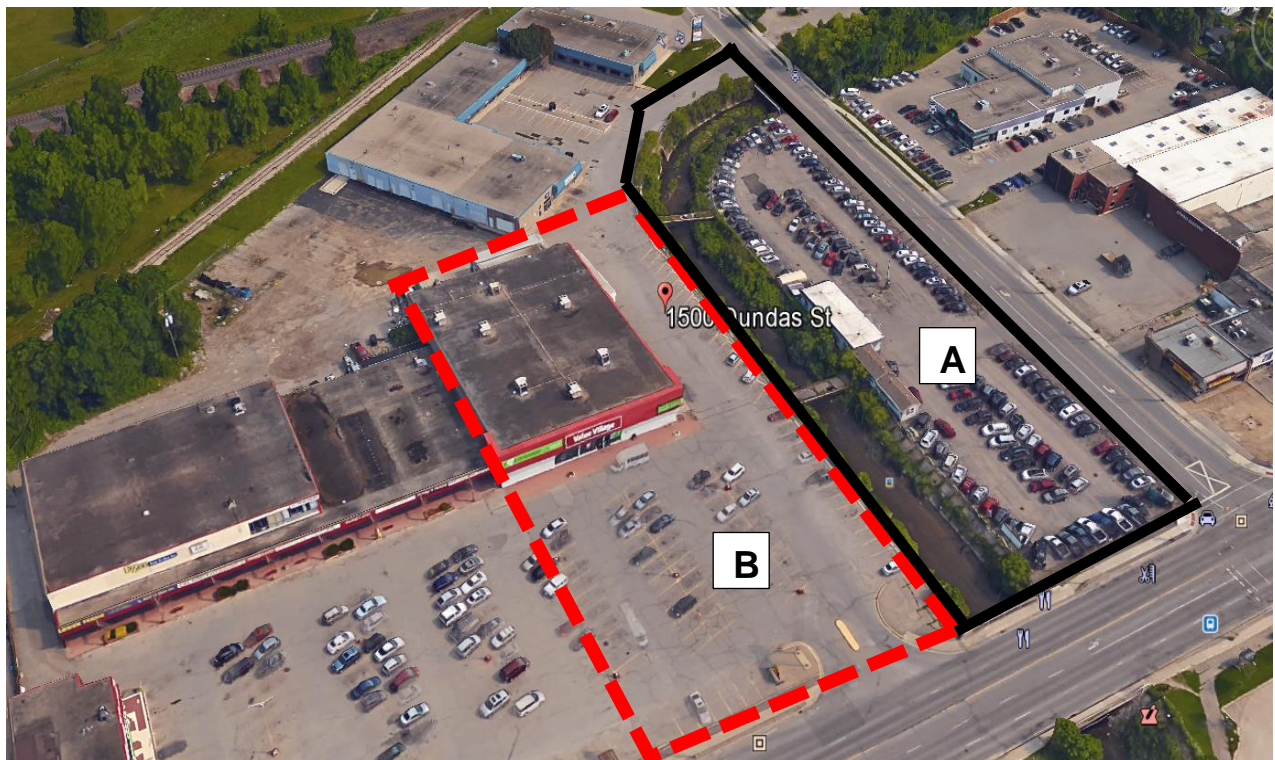
--	--

Z-8628
B. Turcotte

A portion of the property is located on the east side of Pottersburg Creek (See “A” – Figure 1). These lands, which are not part of the current Zoning By-law amendment request, are occupied by an automobile sales lot and 2 mobile/modular office buildings. These lands (shown as “A” below on Figure 1) are identified as being within the regulatory limits of the Upper Thames River Conservation Authority (UTRCA). Two footbridges, presently blocked, span this section of the Pottersburg Creek.

The lands subject to the current Zoning By-law amendment request (the “subject site”) are located on the west side of Pottersburg Creek (see “B” – Figure 1). The subject site is rectangular in shape and approximately 0.7 hectares (1.8 acres) in size. The site is occupied by a 1 storey, 1,865 square metre (20,000 sq. ft.) commercial building and associated surface parking area. The commercial building was previously used for retail purposes but is currently vacant. The easterly limit of the subject site, immediately adjacent to the west side of Pottersburg Creek, is identified as being within the regulatory limits of the UTRCA. The commercial building is not identified as being within the regulatory limits of the UTRCA.

Figure 1 – 1500 Dundas Street East



A Conceptual Site Plan submitted in support of the requested Zoning By-law amendment identifies a total of 93 on-site parking spaces on the subject site. The subject site has two full movement driveways with direct access to Dundas Street East and First Street. Dundas Street East is identified as an Arterial road, and First Street as a Secondary Collector, on Schedule C – Transportation Corridors to the City of London Official Plan. The site is fully serviced with municipal works. Immediately abutting the subject site to the west is the Easttown Plaza. There is currently unrestricted pedestrian and vehicular across the subject site and the plaza. The subject site is oriented towards the Dundas Street East Corridor. Uses within the Dundas Street Corridor in the vicinity of the subject site include: automobile repair garages; automobile sales and service establishments; motels; restaurants and retail stores.

The Development Proposal and the Requested Zoning By-law Amendment:

The requested Zoning By-law amendment seeks to add an “Automobiles Sales and Service Establishment” use to the list of permitted uses in the Z.-1 Zoning By-law. This new use is to be

--	--

**Z-8628
B. Turcotte**

located in the existing, vacant, commercial building. No new buildings and/or additions to the existing structure are contemplated by way of this Zoning By-law amendment application. The application seeks to add this new use through a site specific, Special Provision “(*)” Zone to the Community Shopping Area (CSA1) Zone. No additional Special Provisions are sought by way of the current application.

Provincial Policy Statement

The *Provincial Policy Statement* (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. The PPS is intended to be read in its entirety and the relevant policies are to be applied to each situation.

The following policies of the PPS are of particular relevance in the consideration of the requested Zoning By-law amendment:

Section 1.1.1b) – *“Healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of ...industrial and commercial and other uses to meet long-term needs;”*

Section 1.1.3.2a) – *“Land use patterns within settlement areas shall be based on a density and mix of land uses that are appropriate for, and efficiently use the infrastructure which is planned or available”;*

Section 1.3 – *“Planning Authorities shall promote economic development by “...providing for an appropriate range and mix of employment and institutional uses to meet long-term needs ...and by providing for opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses...”;* and,

Section 1.7.1 – *“Long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness.”*

The requested Zoning By-law amendment would provide for a use that is compatible with, complimentary to, and supportive of existing surrounding land uses. The new use would be located in an existing commercial building that is currently vacant but fully serviced with municipal works. Two full movement driveways provide easy access to the subject site from the City’s Arterial and Secondary Collector road network. The requested Zoning By-law amendment is consistent with, and will serve to implement, the policies of the PPS which promote an appropriate range and mix of land uses and the efficient use of existing municipal infrastructure.

The 0.7 hectare (1.7 acre) site has frontage on the Dundas Street Corridor. The Dundas Street Corridor is identified in the Official Plan as a *“...major gateway to the City of London from the east.”* Gateways typically serve as major employment and economic generators. The requested Zoning By-law amendment would serve to “re-use and re-tenant” an existing commercial building in support of the employment and economic prosperity policies of the *PPS*.

Official Plan

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

The subject site is designated an Auto-Oriented Commercial Corridor in the City of London Official Plan. The Auto-Oriented Commercial Corridor designation is applied to areas along arterial roads. The form of development policies of the Auto-Oriented Commercial Corridor designation anticipate that new uses may take the form of infilling, redevelopment, or the

--	--

Z-8628
B. Turcotte

conversion of existing structures. The form of development policies further encourage combined access points and common parking areas. The intensity polices of the designation state that the Zoning By-law shall contain regulations that serve to direct new development to sites which can accommodate appropriate setbacks, on-site parking and landscaped open space. Permitted uses in the Auto-Oriented Commercial Corridor designation include automotive uses and services.

The policies of the Official Plan further identify the subject site as being within the Dundas Street Corridor Special Policy Area. Permitted uses within the Dundas Street Corridor include, but are not limited to, automobile sales and automotive services. The policies of the Dundas Street Corridor note that the appropriateness of a use on a site will be based on lot size, land use compatibility and traffic impacts – or what the Plan refers to as a Planning Impact Analysis (PIA).

The PIA seeks to consider the following:

- The compatibility of the proposed use with surrounding land uses and the likely impact of the proposed development on present and future land uses in the area.

Lands in the vicinity of the subject site have been developed for a range of automotive uses including: a tire store; a body shop; an automobile parts and accessories store; and two automobile sales lots. The requested Zoning By-law amendment would provide for a use in an existing, purpose-designed, commercial building that would be compatible with surrounding land uses.

- The size and shape of the parcel of land on which a proposal is to be located and the ability of the site to accommodate the intensity of the proposed use.

Citing the “*unique*” qualities of the Dundas Street Corridor, the policies of the Official plan note that the Corridor “*...will continue to accommodate a broad range of commercial uses on lot sizes which are generally smaller than normally required*”. Unlike most lots along the Dundas Street Corridor, the subject site is of a sufficient size and configuration to provide for the level of intensity associated with the requested land use. At 0.7 hectares (1.7 acres) in size, the site meets or exceeds the minimum regulations of underlying Community Shopping Area (CSA1) Zone, as well as the On-Site Parking requirements, of the Z.-1 Zoning By-law.

- The supply of vacant land or vacant buildings in the area which is designated and/or zoned for the proposed use.

In support of their requested action, the applicant undertook a study of the vacant land and vacant building supply of parcels zoned to permit automobile sales and service establishments within the Dundas Street Corridor between Clarke Road and Highbury Avenue. The study identified 11 properties and concluded:

“Based on our evaluation of the vacant land supply and vacant building supply, we have determined that there is almost no a vacant land or vacant buildings along the Dundas Street Corridor, between Clarke Road and Highbury Avenue that are zoned to permit automobile sales and service. The exception being a single site that is limited based on land and building size in terms of its functionality and suitability for automobile sales and service. In addition, several parcels zoned to permit the use were found to contain buildings occupied and used for other permitted uses. As a result, the proposed rezoning to permit automobile sales and service on the subject lands is not expected to exacerbate vacancies within the area. Rather, the proposed rezoning is responsive to a specific interest by a potential tenant to facilitate the reuse of an existing building that is currently vacant and, in our opinion, represents good planning.”

Planning staff have reviewed the findings of the study and is in agreement with its conclusions.

--	--

**Z-8628
B. Turcotte**

- The potential traffic generated by the proposed change considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic.

The requested Zoning By-law amendment would provide for a use that is seen to generate less traffic than those uses currently permitted in the Community Shopping Area (CSA1) Zone variation. For example, whereas an automobile sales and service establishment requires 1 parking space for every 30m² of floor area, food stores and retail stores (both permitted uses in the CSA1 Zone, require 1 parking spot for every 20m² of floor area.

The City's Engineering Services has provided comments regarding a road widening dedication on Dundas Street East and First Street as well as the need for a 6m x 6m daylight triangle at the intersection of Dundas Street East and First Street. These comments are provided for information to the applicant should site plan approval be required at some future time. The Transportation Department did not identify any negative traffic impacts with the requested Zoning By-law amendment.

- The height, location and spacing of any buildings in the proposed development and any potential impacts on surrounding land uses.

The requested Zoning By-law amendment would serve to provide for the adaptive re-use of an existing commercial building – the height, footprint and setbacks of which have attained a level of compatibility with surrounding land uses.

- The location of the vehicular access points and their compliance with the City's road access policies and site plan control policies.

No new vehicular access points have been proposed by way of the current application.

- Where adjacent to sites under separate ownership, access and traffic circulation should be coordinated.

Immediately abutting the subject site to the west is the Eastown Plaza. There is currently unrestricted pedestrian and vehicular across the subject site and the plaza. As utilized by other automobile dealerships in the immediate vicinity, the applicant is proposing the "...use of banner flags fixed to the asphalt to distinguish the limits of the dealership and the jointly used parking area".. The applicant has also indicated that they will "maintain access to the jointly used drive aisle where feasible".

The requested Zoning By-law amendment is consistent with, and will serve to implement, the use, intensity and form policies of the policies of Dundas Street Corridor and the Auto-Oriented Commercial Corridor designation of the Official Plan.

The London Plan

The subject lands are identified as an Urban Corridor Place Type in the London Plan. Dundas Street East is identified as a Civic Boulevard. Urban Corridor Place Type lands are envisioned to provide for a mix of residential and transit supportive land uses. The built form along Urban Corridors is expected to be pedestrian and transit oriented. The requested Zoning By-law amendment would provide for a new use in an existing vacant commercial building. No new additions to the building are anticipated by way of the requested action. Until such time as market conditions warrant redevelopment along the Dundas Street Corridor (in accordance with the Urban Corridor Place Type), the requested use of the site for an automobile sales and service establishment is a viable interim use in an existing and vacated commercial building. The use of the subject lands is not expected to affect the long-term ability of the lands to redevelop in accordance with the Urban Corridor Place Type.

--	--

Z-8628
B. Turcotte

The Recommended Zoning By-law

The subject site is zoned a Community Shopping Area (CSA1) Zone. The applicant has requested that a site specific, Special Provision “(*)” Zone be added to the Community Shopping Area (CSA1) Zone to add an automobile sales and service establishment use to the list of permitted uses. No other Special Provisions, or regulations, are sought by way of the requested Zoning By-law amendment.

The recommended Community Shopping Area Special Provision (CSA1(*) Zone is appropriate to allow for a broader range of uses on-site. The additional use is compatible with, and would be complimentary to, other automotive related uses along the Dundas Street Corridor. The lot is of a sufficient size and configuration to provide for the new use. The use is proposed to be located in an existing commercial building that has achieved a level of compatibility with surrounding land uses.

CONCLUSION

The recommended Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement (2014) and the City of London Official Plan. Permitting the additional use will enhance the site’s economic viability and encourage the revitalization of a vacant commercial building on a major gateway into the City. The recommended zone will provide for a use that is consistent with, complimentary to, and supportive of land uses within the Dundas Street Corridor.

REPAIRED BY:	SUBMITTED BY:
BRIAN TURCOTTE SENIOR PLANNER, CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

August 8, 2016
BT/
Y:\Shared\implemen\DEVELOPMENT APPS\2016 Applications 8573 to\8628Z - 1500 Dundas St East (BT)\Final Final Final PEC Report for 1500 Dundas Street East.docx

--	--

Z-8628
B. Turcotte

Responses to Public Liaison Letter and Publication in “The Londoner”

<u>Telephone</u>	<u>Written (e-mail)</u>
M. Vatterro (no address given)	J. Doyle 433 Spruce Street

--	--

Z-8628
B. Turcotte

Bibliography of Information and Materials
Z-8628

Request for Approval:

City of London Zoning Amendment Application Form, completed by M. Campbell, Zelinka Priamo Ltd., May, 2016

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z-1*, May 21, 1991, as amended

Planning Justification Report for 1500 Dundas Street East, Zelinka Priamo Ltd., May 2016.

Correspondence: (all located in City of London File No. Z- 8628 unless otherwise stated)

Departments and Agencies - (all located in City of London File No. Z-8628)

Other:

Site visit

--	--

Z-8628
B. Turcotte

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-16_____

A by-law to amend By-law No. Z.-1 to rezone a portion of land located at 1500 Dundas Street East.

WHEREAS 1365929 Ontario Ltd. has applied to rezone a portion of land located at 1500 Dundas Street East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of lands located at 1500 Dundas Street East, as shown on the attached map comprising part of Key Map No. A108, from a Community Shopping Area (CSA1) Zone to a Community Shopping Area Special Provision (CSA1(*)) Zone.

2) Section Number 22.4 a) of the Community Shopping Area (CSA1) Zone Variation is amended by adding the following Special Provisions:

- CSA1(*) That portion of lands located at 1500 Dundas Street East
- a) Additional permitted Use:
 - i) Automobile Sales and Service Establishment in an existing building

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 13, 2016.

Matt Brown
Mayor

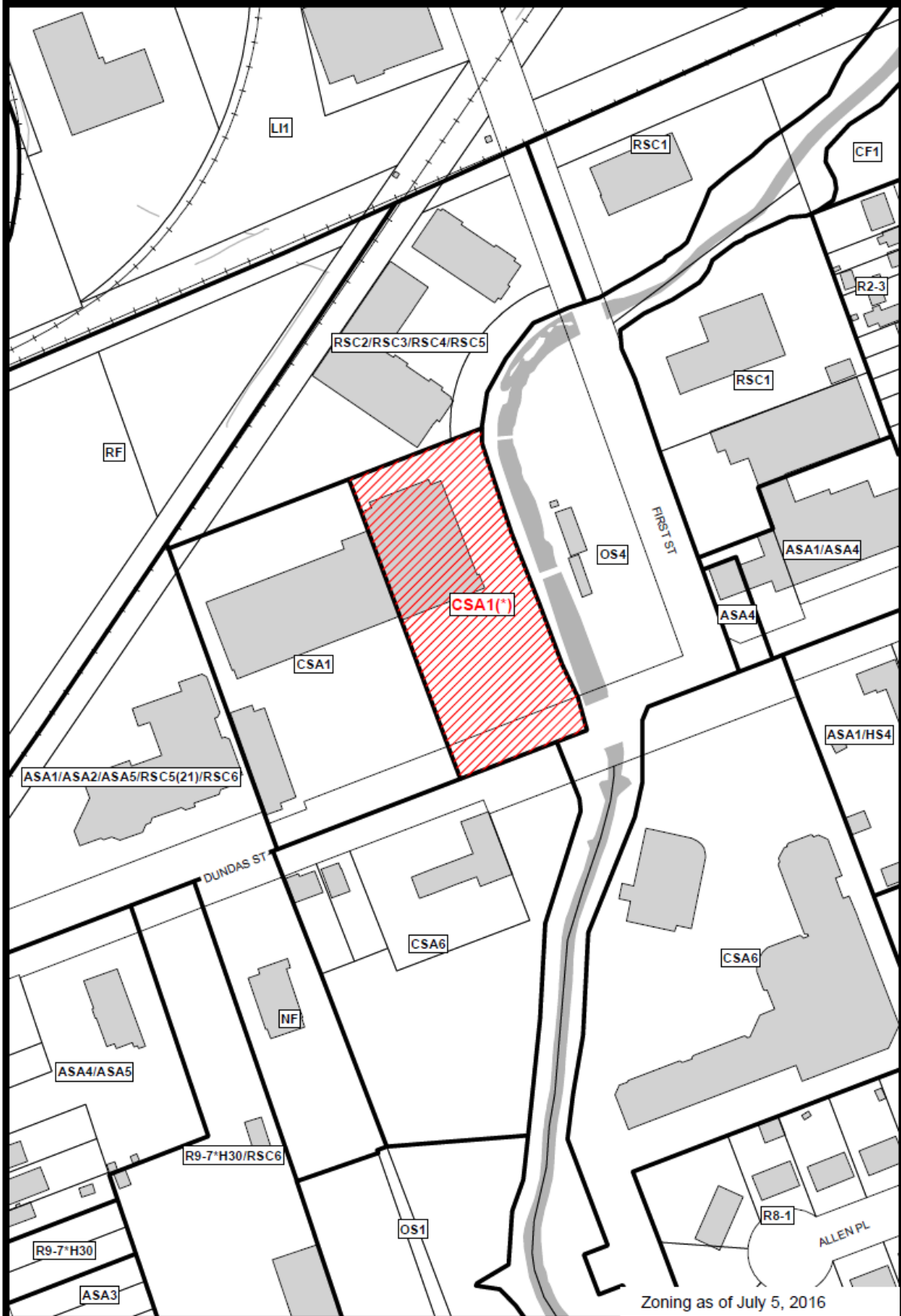
Catharine Saunders
City Clerk

First Reading - September 13, 2016
Second Reading - September 13, 2016
Third Reading - September 13, 2016

--	--

Z-8628
B. Turcotte

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



<p>File Number: Z-8629 Planner: BT Date Prepared: 2016/08/08 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters</p> <div style="text-align: right;"> </div>
---	---