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File: Z-8211
Planner: Mike Davis

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON CITY-WIDE – DAY CARE CENTRES IN SCHOOLS PUBLIC PARTICIPATION MEETING ON AUGUST 20, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of the City of London relating to Zoning By-law No. Z.-1, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 27, 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to revise the definitions of "Elementary School" and "Secondary School" provided in Section 2 "Definitions" of By-law Z.-1 to include "Day Care Centre" as a permitted accessory use, to add "Day Care Centre" to the list of permitted uses in the Neighbourhood Facility (NF) Zone and to remove "Day Care Centre" from the list of permitted uses in the Neighbourhood Facility (NF1) Zone variation.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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January 15, 2007 – Planning Report for the Planning Committee for Zoning By-law amendment (Z-7284). – This report recommended that six (6) school sites be re-zoned to permit day care centres within these schools. This re-zoning allowed for access to provincial funding.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to permit Day Care Centres as an accessory use in Elementary and Secondary Schools, and to permit Day Care Centres as a standalone use in both the Neighbourhood Facility (NF) and (NF1) Zone whereas Day Care Centres are currently only permitted in the Neighbourhood Facility (NF1) Zone Variation.

RATIONALE

- i) The recommended amendment is consistent with the policies of the *Provincial Policy Statement (PPS), 2005*, which promote healthy, liveable and safe communities by accommodating an appropriate range and mix of land uses and by ensuring that necessary public service facilities are available to meet current and projected needs and will allow for the provision of public service facilities in a coordinated, efficient and cost effective manner.
- ii) The recommended amendment conforms to the purpose and intent of the policies guiding the development of community facilities in the applicable land use designations of the City of London Official Plan;
- iii) The City has previously permitted the inclusion of day care centres within elementary and secondary schools on a site-specific basis through application Z-7284, and given

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the similar and complementary nature of such uses it is not anticipated that their presence in additional schools would introduce negative impacts to adjacent land uses.

- iv) The inclusion of day care centres as a permitted use in the Neighbourhood Facility (NF) Zone variation will permit such uses to continue in former school or church sites where the primary use has ceased to exist, allowing for efficient use of these existing public service facilities.
- v) The recommended amendments will resolve zoning deficiencies for existing day care facilities operating in schools in the Neighbourhood Facility (NF) Zone thereby ensuring their ability to maintain provincial licensing.

BACKGROUND

In Ontario, anyone who cares for six or more unrelated children under the age of 10 must be licensed by the Ministry of Education. This includes both home-based child care and centre-based child care. Licensed child care programs must meet and maintain specific provincial standards set out in the *Day Nurseries Act*. These standards are intended to provide for the health, safety and developmental needs of the children. Licensing requirements under the *Day Nurseries Act* include requirements for, among other things, building and accommodation standards. Section 4.1 (d) of the *Day Nurseries Act* specifically requires that:

“Every person who applies for a license to establish, operate or maintain a day nursery under Section 11 of the Act shall at the time of application file with a Director evidence that the premises used or to be used as a day nursery comply with:

(d) any restricted area, standard of housing or building by-law passed by the municipality in which the premises are located pursuant to Part V of the Planning Act or any predecessor thereof and any by-law of the council of the band on the reserve to regulate the construction, repair or use of buildings;”

The Zoning By-law had previously defined “Day Care Centre” as premises that provide care to children. However, in June, 2012, Municipal Council expanded that Zoning By-law definition to include seniors and/or persons with disabilities. Therefore, the recommended amendments will permit day care centres for these users within stand-alone buildings on lands zoned Neighbourhood Facility or as accessory uses within Elementary and Secondary Schools.

Date Application Accepted: July 15, 2013	Agent: N/A
REQUESTED ACTION:	
Request from City of London Neighbourhood & Children’s Services to change zoning of several school sites from the Neighbourhood Facility (NF) Zone which permits churches and elementary schools to permit day care centres as an accessory use within these facilities.	

PLANNING HISTORY

In July 2013, City of London Building Control Staff received an inquiry from representatives of Neighbourhood, Children’s & Fire Services (NCFS) (City of London) regarding zoning requirements for several school sites throughout the City. Specifically, NCFS representatives requested a zoning compliance letter for several schools currently operating a day care centre within the facility as part of, or in support of, their educational programming. As noted above,

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the *Day Nurseries Act* specifically requires that premises operating or proposing to operate day care facilities comply with the provisions of the local Zoning By-law. It is understood that the zoning compliance letters requested by NCFS are required in order for these day care centres to secure appropriate provincial licensing from the Ministry of Education.

As a result of the zoning compliance request made by NCFS required through the Provincial re-licensing process, Building Control Staff have identified a number of sites that do not meet the Zoning By-law requirements relating to day care centres operating within schools. Schools are a permitted use in both the Neighbourhood Facility (NF) Zone and Neighbourhood Facility (NF1) Zone variation, whereas day care centres are currently permitted only in the NF1 Zone. Many of the school sites requiring zoning compliance are located and operating day care centres within a school in the NF zone which does not list “Day Care Centres” as a permitted use. As such, Building Control has been unable to issue the zoning compliance letters requested by NCFS and, consequently, these day care centres are unable to secure the required license from the Ministry of Education necessary to operate.

Upon request from NCFS, the Planning Division has examined the issue and proposed a solution in order to ensure that existing and future day care centres may legally operate within elementary and secondary schools. This recommendation is supported by the following planning analysis and may allow existing sites to secure licensing and prevent disruption of day care service for the upcoming school year.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

No department or agency comments were received at the time of writing this report.

PUBLIC LIAISON:	On July 24, 2013, a combined Notice of Application and Public Meeting was circulated to the relevant departments and agencies. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 25, 2013. Notice of Public Meeting was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on August 1, 2013.	None
<p>Nature of Liaison:</p> <p>The purpose and effect of this zoning change is to permit day care centres as an accessory use in elementary and secondary schools, and to permit day care centres as a standalone use in the Neighbourhood Facility (NF) Zone.</p> <p>Possible change to Zoning By-law Z.-1 to amend the “Elementary School” and “Secondary School” definitions to include “Day Care Centre” as a permitted accessory use and, to add “Day Care Centre” to the list of permitted uses in the Neighbourhood Facility (NF) Zone.</p>		
Responses: None		

ANALYSIS

Nature of Application:

The proposed Zoning By-law amendment will apply to all lands within the City of London and is primarily intended to allow day care centres to operate within elementary and secondary schools as accessory uses, across the City. This can be achieved by revising the definition of “Elementary School” and “Secondary School” provided in Section 2 – (Definitions) of By-law No.

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Z.-1 to include “Day Care Centre” as a permitted accessory use, as is currently provided for churches. The proposed amendment will also ensure that day care centres currently operating as an accessory use to churches and schools are able to continue as the primary use should the school or church use cease to exist. This can be achieved by adding “Day Care Centres” to the list of uses permitted in the Neighbourhood Facility (NF) Zone whereas, currently, “Day Care Centres” are permitted only within the Neighbourhood Facility (NF1) Zone variation.

Existing elementary and secondary schools, as well as lands zoned Neighbourhood Facility (NF), are located within a limited range of land use designations, primarily the Residential Designations and the Regional and Community Facilities Designations. The following analysis considers the appropriateness of the proposed amendment in the context of the land use policies provided by the various designations in which school sites and lands zoned NF are generally located throughout the City of London.

Provincial Policy Statement, 2005

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The objectives of the PPS pertain to 3 major policy areas including 1.0 – Building Strong Communities, 2.0 – Wise Use and Management of Resources and 3.0 – Protecting Public Health and Safety. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. Section 3 of the *Planning Act* requires that decisions of any authority affecting planning matters “shall be consistent” with the PPS. As it relates to this application, the PPS provides some direction to consider.

With respect to Section 1.0 – Building Strong Communities, the general policies of Subsection 1.1.1 provide that *Healthy, Liveable and Safe communities are sustained by: promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and promoting cost-effective development standards to minimize land consumption and servicing costs.* The proposed amendment will allow for more efficient use of existing school facilities by utilizing surplus building space for day care uses which are similar and complementary in nature to schools. Expanding the permission of day care centres to the NF Zone will allow for the adaptive re-use of existing school and church facilities by utilizing vacant building space for day care uses which are similar in function and character. Such use of existing facilities will help to minimize land consumption and reduce servicing costs for the municipality over the long-term.

Further, Subsection 1.1.1 of the PPS encourages *accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs; and ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.* The proposed amendment will contribute to an appropriate mix of land uses and to the supply of day care facilities available to meet the needs of current and future residents.

Section 1.6 of the PPS provides specific direction regarding matters related to Infrastructure and Public Service Facilities as follows:

1.6.1 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs;

1.6.2 The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities; and

1.6.3 Where feasible, public service facilities should be co-located to promote cost-effectiveness and facilitate service integration.

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Permitting day care centres as an accessory use within elementary and secondary schools will allow for the provision of these complementary public services to be provided in a coordinated, efficient and cost-effective manner. The amendment will allow for the optimization of existing school facilities and expand the number of areas where development of standalone day care centres can locate to accommodate projected needs in a coordinated, efficient and cost-effective manner. Co-locating these public services presents a cost-effective approach from the public perspective and will assist in facilitating educational service integration.

In consideration of the foregoing, the inclusion of day care uses in elementary and secondary schools, as well as the NF zone variation, is consistent with and supported by the objectives of the PPS.

City of London 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.

Residential Designations

As noted previously, existing schools and lands zoned Neighbourhood Facility (NF) are located in a limited range of land use designations including all residential designations. Section 3.0 of the City's Official Plan contains objectives and policies intended to guide land use and development in the residential designations.

Specifically, Section 3.1.1 of the Official Plan provides a series of broad objectives for land use in all Residential Designations. Subsection viii) encourages land use and development which *supports the provision of services and amenities that enhance the quality of the residential environment*. In that regard, the provision of day care centres within schools, and the Neighbourhood Facility (NF) Zone, will enhance the accessibility of day care services for adjacent residential neighbourhoods and will allow for a greater range of social amenities to support the function of these residential environments.

Further to the above, Section 3.6 of the Official Plan provides a series of general provisions and policies applicable to the consideration of development within all residential designations. Specifically, Section 3.6.4 provides policies and criteria which relate to the provision of Community Facilities and services within the residential designations.

3.6.4. Community Facilities

*The residential land use designations shall permit a range of non-residential community facilities that are normally associated with, and integral to, a residential environment. Where they are determined to be appropriate the following community facilities permitted in all Residential land use designations include churches; **day care centres**; branch libraries; schools; community centres; public parks; and public recreation facilities. Zoning on individual sites may not allow for the full range of permitted uses. [(emphasis added)]*

All residential land use designations provide an opportunity for the development of community facilities that are associated with, and integral to, a residential environment. The Residential policies of the Official Plan expressly permit community facilities including, schools, churches and day care centres. In determining the appropriateness of allowing day care centres within schools and the NF zone, the following review criteria provide the most appropriate direction:

Residential Amenity

i) The proposed community facility will not result in the concentration of community facilities within an established neighbourhood that would detract from the neighbourhood's residential

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amenity and character. This does not preclude the planned concentration of community facilities during the Secondary Plan process in Section 19.2.1 or in developing neighbourhoods.

Given the consistent and complementary nature of day care and school operations, it is not anticipated that the inclusion of day care centres within elementary and secondary schools or the NF Zone will detract from the residential character of existing neighbourhoods. The difference between the school and day care uses would appear to be limited to the age of program users. The proposed expansion of permission for day care centres will allow for the efficient utilization of public service facilities but will not introduce any significant or negative impacts to adjacent land uses beyond what would be permitted by a school use. The proposed amendment may allow for more convenient access to day care services for families in adjacent residential areas.

Compatibility

ii) The proposed community facility will be compatible with and sensitive to the scale and appearance of surrounding residential uses.

As noted above, given the consistent and complementary nature of day care and school operations, the proposed amendment would not introduce any additional off-site impacts that could raise issues of compatibility with surrounding land uses. In most instances, day care uses would operate within existing school buildings. In cases where an addition to an existing school is proposed to facilitate an accessory daycare, or where a standalone day care centre is proposed, the Neighbourhood Facility (NF) Zone provides appropriate development standards to ensure that the scale and appearance remains sensitive to adjacent and surrounding residential uses.

Function

iii) The proposed community facility use can be designed to have sufficient off-street parking, circulation, drop-off and pick-up facilities, and access points to minimize traffic on abutting area streets.

The proposed amendment would allow for day care centres to operate as an accessory use within schools and as standalone uses in the NF Zone. In most cases, the day care uses would utilize existing parking, drop-off/pick-up and access points and would not create additional traffic disturbance on abutting streets. In cases of new standalone day care centres in the NF Zone, the proposed facility will have regard for the established zoning regulations. The inclusion of day care centres in schools will allow for more efficient utilization and complementary function of such facilities.

Regional and Community Facilities Designations

Section 6.0 of the City's Official Plan contains objectives and policies intended to guide the appropriate development of lands in the Regional and Community Facilities designations. In general, the Regional and Community Facilities designations are intended to provide an opportunity for the concentrated development of uses which satisfy the health, education and other service needs of area residents. Section 6.2.2 – (*Permitted Uses*) provides that *Community facilities which are allowed in the Residential Designations, such as community centres; day care centres; churches; and elementary and secondary schools* are permitted within the Regional and Community Facilities designations.

Section 6.3 – Planning Impact Analysis contains policies to determine the appropriateness of requested Official Plan and Zoning changes affecting lands in the Regional and Community Facilities Designations. Section 6.3.1 provides that, within the Regional and Community Facilities Designation, a *Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or zone change, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding land uses. Planning Impact Analysis is intended to document the criteria reviewed by municipal staff*

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through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered.

Applications for Official Plan or Zoning By-law amendments which affect the Regional and Community Facilities Designations must be evaluated for their appropriateness based on the Planning Impact Analysis framework provided by Section 6.3 of the Official Plan. In order to evaluate and demonstrate the appropriateness of expanding permissions for day care centres to Elementary and Secondary Schools and lands zoned NF in the Regional and Community Facilities Designations, the following has been considered:

6.3.2 Scope of Planning Impact Analysis

General Proposals

(a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;

As noted previously in this report, the nature of school and day care operations are comparable and may be complementary. Permitting a day care as an accessory use within a school and as a standalone use in the NF zone is not anticipated to introduce any additional impacts which could pose issues of compatibility with surrounding land uses or future land uses.

(b) 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;

This amendment is intended to permit existing day care operations located within schools to continue to utilize surplus building space. In cases where new school or standalone day care centre development is considered, the applicable zone provision and development standards will ensure the ability of individual sites to accommodate such uses.

(c) the supply of vacant land or vacant buildings in the area which is designated and/or zoned for the proposed uses;

The proposed amendments would facilitate more efficient utilization of existing surplus school space which is located in the appropriate designation and would help minimize land consumption associated with the construction of new day care facilities. There are no known vacant lands in the vicinity of these existing schools which are designated and zoned to accommodate the proposed day care centres.

(d) 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 on City streets, pedestrian and vehicular safety, and on surrounding properties; and

Given the consistent and similar nature of day care and school operations it is not anticipated that additional traffic impacts would result from the inclusion of day care centres within elementary and secondary schools and as a permitted use within the NF Zone.

(e) impacts of the proposed change on the transportation system including transit.

The proposed amendment would allow for the more efficient utilization of school facilities and allow for “one-stop” access to these similar public services thereby decreasing travel for joint users. The mixing of land uses is generally supportive of transit.

City of London Zoning By-law Z.-1

In order to implement the objectives of the PPS regarding the efficient provision of public service facilities, and to ensure that all schools have equal opportunity to provide accessory day care uses, Staff have recommended an amendment to Zoning By-law No. Z.-1 which would revise

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the definition of “Elementary School” and “Secondary School” to include day care uses as an accessory permitted use. It should be noted that day care centres are already permitted as an accessory use within churches. This amendment would facilitate similar permissions for day care centres within elementary and secondary schools. This amendment will also allow for day care centres to be included in the list of permitted uses in the Neighbourhood Facility (NF) Zone variation such that day care centres will be able to continue to operate should the primary church or school use cease to exist. This amendment would also facilitate the development of new standalone day care centres in the NF Zone. It should also be noted that adding day care centres to the NF zone and deleting day care centres from the NF1 zone does not result in the elimination of day care centres for lands zoned NF1 since all uses zoned NF are embedded within the NF1 zone. This amendment expands the number of areas where day care centres can be located by adding the use to all lands zoned NF while effectively maintaining the permission for NF1. The proposed modifications are highlighted as follows:

Definitions

“ELEMENTARY SCHOOL” means a school under jurisdiction of the Board of Education for the City of London or the London and Middlesex Roman Catholic School Board, used primarily for the instruction of students receiving primary education, with or without a day care use as a use accessory thereto.

“SECONDARY SCHOOL” means a school under the jurisdiction of the Board of Education for the City of London or the London and Middlesex County Roman Catholic School Board, used primarily for the instruction of students receiving secondary education with or without a day care use as a use accessory thereto.

Neighbourhood Facility (NF) Zone

The Zoning By-law indicates that *“No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any NF Zone variation for any use other than the following uses:*

- 1) *NF*

The following are permitted uses in the NF Zone variation:

- a) *Churches;*
- b) *Elementary schools;*
- c) *Day care centres*

- 2) *NF1*

The following are permitted uses in the NF1 Zone variation:

- a) *Any use permitted in the NF Zone variation (Churches deleted by Z-1-051390)*
- b) *Community centres;*
- c) ~~*Day care centres;*~~
- d) *(Elementary schools deleted by Z-1-051390)*
- e) *Libraries;*
- f) *Private schools*
- g) *Fire stations.*
- h) *Private club;*
- i) *Police station*

Section 33 of Zoning By-law Z.-1 provides an overview of the intent of the Neighbourhood Facility (NF) Zone. Section 33 specifically states that:

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This Zone provides for and regulates public and private facility uses which primarily serve a neighbourhood function. They include small to medium scale uses which have minimal impact on surrounding land uses and may be appropriate adjacent to or within residential neighbourhoods. The NF Zone variation permits the lowest impact uses permitted in the zone and typically uses are developed independently. The NF1 Zone variation permits the NF uses plus uses which are generally larger and generate more traffic and activity. Generally, uses are combined on any one site.

Generally, the planning issues and impacts associated with day care centres include traffic generation and movement and the location of drop-off/pick-up areas. Both elementary and secondary schools present these same characteristics. Therefore the land use impacts associated with day care centres are consistent or lesser in scale than those associated with schools and as a result the recommended amendments are consistent with the intent of the Neighbourhood Facility (NF) Zone. The appropriateness of the recommended amendments has been demonstrated by the foregoing planning analysis and previous Planning Committee reports on the matter.

CONCLUSION

The proposed amendments will allow day care centres as a permitted accessory use in Elementary and Secondary Schools across the city, thereby resolving licensing prohibitions currently associated with facilities located in the NF zone. It will also facilitate more cost effective use of these public service facilities in the future. The proposed amendment is consistent with the Provincial Policy Statement and conforms to the intent and purpose of the Official Plan. The requested amendments are in keeping with the general intent of By-law Z.-1 and will contribute positively to the accessibility and cost-effective provision of day care services throughout the City.

PREPARED BY:	REVIEWED BY:
MIKE DAVIS, B.U.R.PI. PLANNER I, COMMUNITY PLANNING AND DESIGN	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, PLANNING REVIEW COMMUNITY PLANNING AND DESIGN
SUBMITTED BY:	RECOMMENDED BY:
JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN	JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER

July 22, 2013

MD/

“Attach”

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Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
None	None

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Bibliography of Information and Materials
Z-8211

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Mike Davis, Jul 15, 2013

Reference Documents:

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

Ontario. Ministry of Education. *Day Nurseries Act, R.S.O. 1990, CHAPTER D.2*, as amended

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

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

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

Correspondence: (located in City of London File No. Z-8211 unless otherwise stated)

City of London -

City of London Neighbourhood, Children & Fire Services. Various e-mails to Lou Pompili July 4, 2103 to July 11, 2013.

City of London Neighbourhood, Children & Fire Services. Various e-mails to Michael Tomazincic & Michael Davis July 12, 2103 to July 15, 2013.

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-13_____

A by-law to amend Section 2 – (Definitions)
and Section 33 (Neighbourhood Facility)
(NF) Zone of By-law No. Z.-1

WHEREAS The City of London has applied to amend various sections of the Z.-1 Zoning By-law, pertaining to the location of day care centres throughout the City, 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) Section 2, Definitions, of Zoning By-law Z.-1 is hereby amended by adding the words “, with or without a day care use as a use accessory thereto.” at the end of the definition for “ELEMENTARY SCHOOL”.
- 2) Section 2, Definitions, of Zoning By-law Z.-1 is hereby amended by adding the words “, with or without a day care use as a use accessory thereto.” at the end of the definition for “SECONDARY SCHOOL”.
- 3) Section 33.2 of the Neighbourhood Facility (NF) Zone is hereby amended by adding the following permitted use in the NF Zone variation:
 - c) Day care centres.
- 4) Section Number 33.2 of the Neighbourhood Facility (NF) Zone is hereby amended by deleting the following permitted use in the NF1 Zone variation:
 - c) Day care centres;

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 August 27, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

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First Reading - August 27, 2013
Second Reading - August 27, 2013
Third Reading - August 27, 2013

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