

**Schedule "A" - Explanation of Proposed Amendments**

<b>Section 9 – Commercial Zones</b>	<b>Existing Provision / Definition</b>	<b>Proposed Amendment</b>	<b>Explanation</b>
<b>Light Equipment Sales and Rental Establishment</b>	<p><b>Light Equipment Sales and Rental Establishment</b> means lands and/or Premises in which light machinery and equipment such as air compressors and related tools and accessories; augers; Motor Vehicle tools; cleaning equipment; light compaction equipment; concrete and masonry equipment; electric tools and accessories; fastening devices such as staplers and tackers; floor and carpet tools; gasoline generators; jacks and hydraulic equipment; lawn and garden tools; ladders; moving equipment; painting and decorating equipment; pipe tools and accessories; plumbing tools and accessories; pumps; hoses; scaffolding; welding equipment; and, other similar tools and appurtenances are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.</p>	<p>That Light Equipment Sales and Services be added to the Arterial Commercial (C3) and Mixed Use Intensification (C4) Zones.</p>	<p>Light Equipment Sales and Rental Establishment is currently defined in the Zoning by-law but not permitted as-of-right in any zone.</p>
<b>Medical Clinic</b>	<p><b>Medical Clinic</b> means Premises used by more than one Medical Practitioner for the purpose of consultation, diagnosis, or treatment of patients and which may include administrative offices, waiting rooms, or treatment rooms, but shall not include accommodation for in-patient care or facilities for major surgical practice. Uses such as Scientific or Medical Laboratories, dispensaries or Pharmacies may be permitted as Accessory Uses to a Medical Clinic subject to satisfying any</p>	<p>Medical Clinic is deleted within the Commercial Zones as a stand-alone use.</p>	<p>Medical Clinic is captured within the definition of Business, Professional or Administrative Office in order to provide consistent parking requirements between a Medical Clinic and a medical Practitioner's Office.</p>

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	additional requirements herein including parking. A Veterinary Clinic is not a Medical Clinic.		
<b>Motor Vehicle Accessories Store</b>	<b>Motor Vehicle Accessories Store</b> means a Retail Store where Vehicle parts, Vehicle accessories and Vehicle tools are offered for sale with or without an Accessory Motor Vehicle Repair Shop.	That Motor Vehicle Accessories Store be added to the Arterial Commercial (C3), Mixed Use Intensification (C4) Zone, Community Commercial (C5) Zone, Industrial Two (General Industrial) (M2) Zone and Industrial Three (Business Park Industrial) (M3) Zone.	Motor Vehicle Accessories Store is currently defined in the Zoning By-law but not permitted as of right in any zone. It is proposed this Use be permitted within the C3, C4, C5 Commercial Zones and M2 and M3 Industrial Zones.
<b>Retirement Homes</b>	Although there are various residential uses permitted within the Commercial Zone Intensification Areas, a Retirement Home is not a permitted use within any Commercial Zones.	That Retirement Home be added to Table 9.1 under Residential Uses with the same performance standards required for Apartment Dwellings.  Amended Footnote (8) for Table 9.1 to the following:  (8) Apartment Dwellings and <i>Retirement Homes</i> are permitted in accordance with the Zone Requirements of the R5 Zone outlined in Table 7.2. The Intensification Area Requirements continue to apply.	Retirement Homes are permitted within the Intensification Designation of the Official Plan, but the Zoning By-law is more restrictive. Proposed amendment lessens the restrictions on the establishment of retirement Homes and permits them in certain Commercial Zones similar to Apartment buildings.
<b>Rental Store</b>	<b>Rental Store</b> means a Retail Store where goods are kept for the purpose of temporary loan to the Public and shall include a Light Equipment Sales and Rental Establishment. A Rental Store shall not include a Motor Vehicle Leasing	That Rental Store be added to the Mixed Use Intensification (C4 <i>i</i> ) Zone, Arterial Commercial (C3) Zone, Industrial Two (General Industrial) M2 Zone and Industrial Three (Business Park Industrial) (M3) Zone.	Rental Store is currently defined in the Zoning By-law but not permitted as of right in any zone. It is proposed this Use be permitted within the C4 <i>i</i> Zone and C3 Zone Commercial Zones and M2 and M3 Industrial Zones.

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	<p>Establishment or Heavy Equipment Sales and Rental.</p>	<p>Footnote (12) for Table 9.1:  (12) Outdoor Storage associated with a Rental Store is not permitted in the C4i Zone.</p>	
<p><b>School, Commercial</b></p>	<p><b>School, Commercial</b> means a School conducted for gain or profit such as a studio of dancing, art school, music school, drama school, school of calisthenics, business or Trade School, training centre or any other specialized school but shall not include a school as defined in this By-law or a Private academic, religious, or philanthropic school.</p>	<p>That Commercial School be added to the Neighbourhood Commercial (C2) Zone.</p>	<p>Commercial School is currently permitted in the C1, C3i, C4i and C5 Zone. Proposed to also be permitted within the C2 Zone for consistency.</p>