

STATUTORY PUBLIC MEETING

ZONING BY-LAW AMENDMENT
ZBA-2024-01

PART OF LOT 11, CONCESSION 5

BEAVERTON COMMON INC

APRIL 29, 2024

PREPARED BY WESTON CONSULTING
PRESENTED BY ARMOUR HEIGHTS

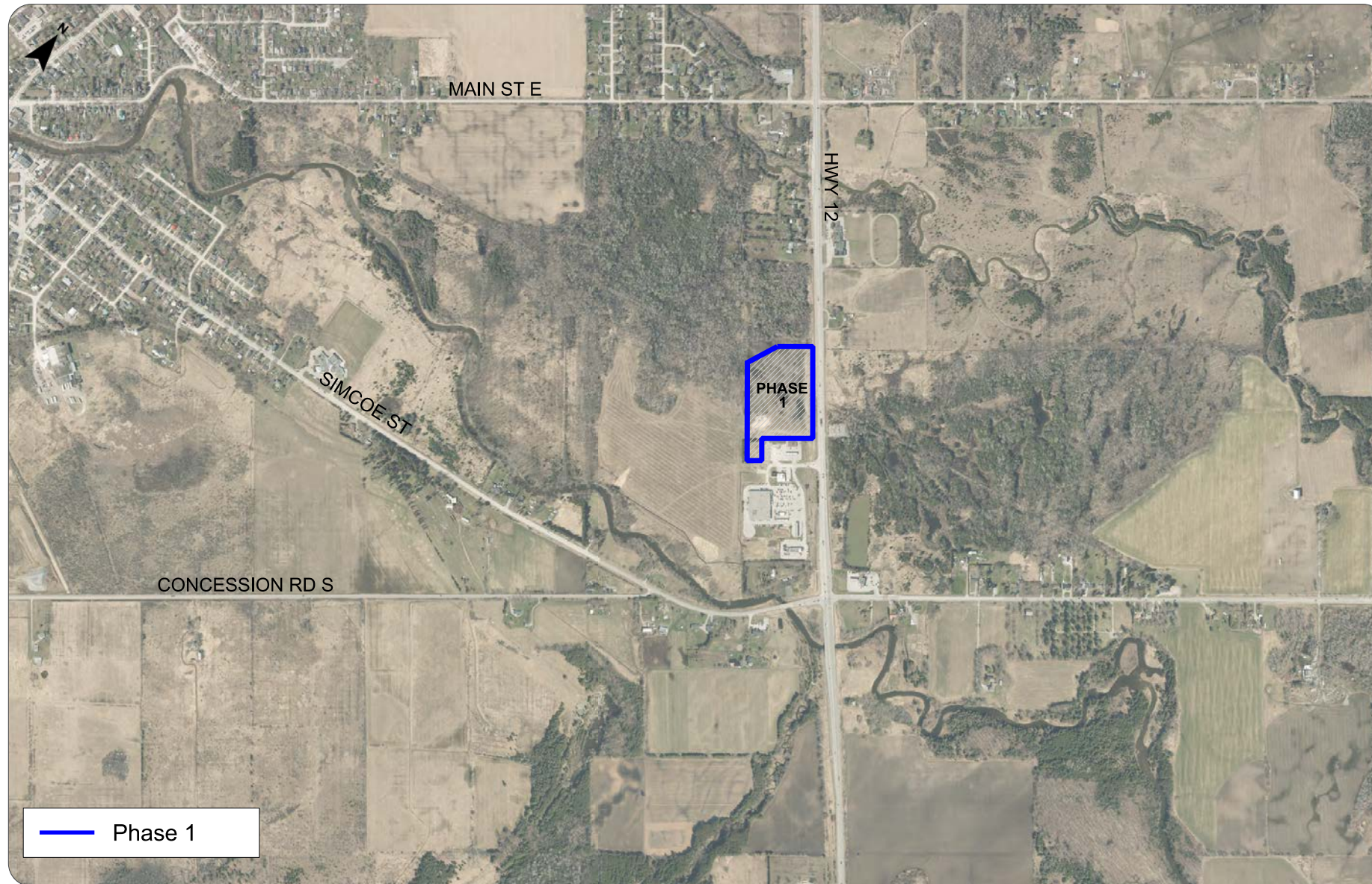


ARMOUR HEIGHTS
DEVELOPMENTS

WESTON
CONSULTING



SUBJECT PROPERTY



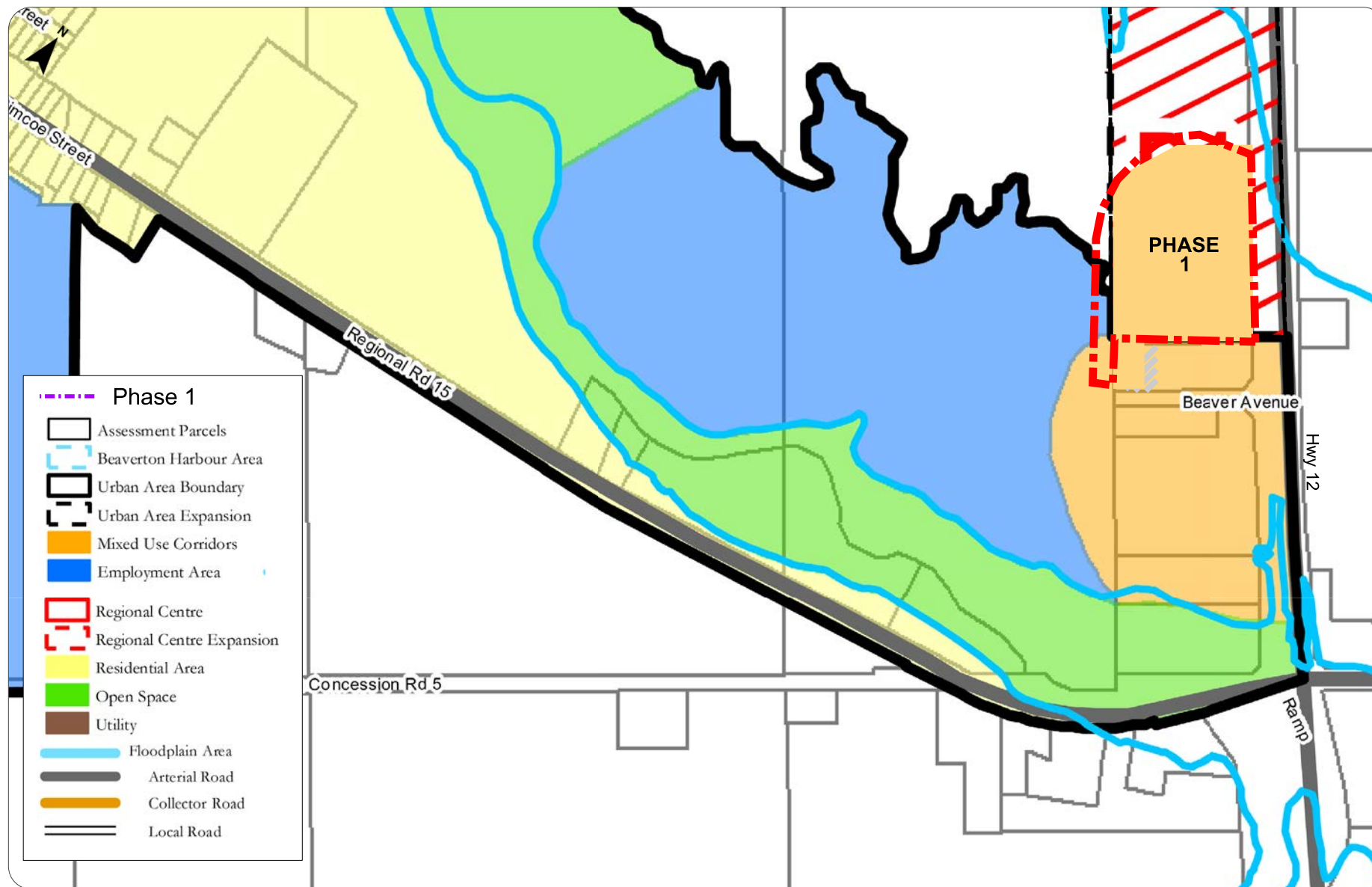
Air Photo - Prepared by Weston Consulting

- Northwest of Highway 12 and Simcoe Street
- Existing commercial uses to the south
- Lands subject to two Phases
- Proposed ZBA applies **only** for Phase 1 Lands
- **Phase 1 Lands Area:** 10.22 ha.
- **Frontage:** ±280 metres along Highway 12
- **Current use:** Vacant

APPLICATION HISTORY

- Zoning By-law Amendment Application has been submitted in response to commercial uses which were unintentionally excluded from site-specific Zoning by-law 3038-2021, approved for the lands in May 2021 (04-2020-PL)
- Rezoned the Lands from Rural Buffer (RB) zone to Highway Commercial Exception 9 (C4-9), Rural Buffer Exception 8 (RB-8) and Environmental Protection Zone (EP).
- Staff report (2021-PCA-10) concluded that the ZBA is consistent with the Provincial Policy Statement, conforms to the Growth Plan, the Greenbelt Plan, Lake Simcoe Protection Plan
- The rezoning application remains consistent with the previous approval, which seeks to incorporate uses that were originally supported by staff, but were unintentionally omitted from the Zoning By-law Amendment Approval (04-2020 PL)

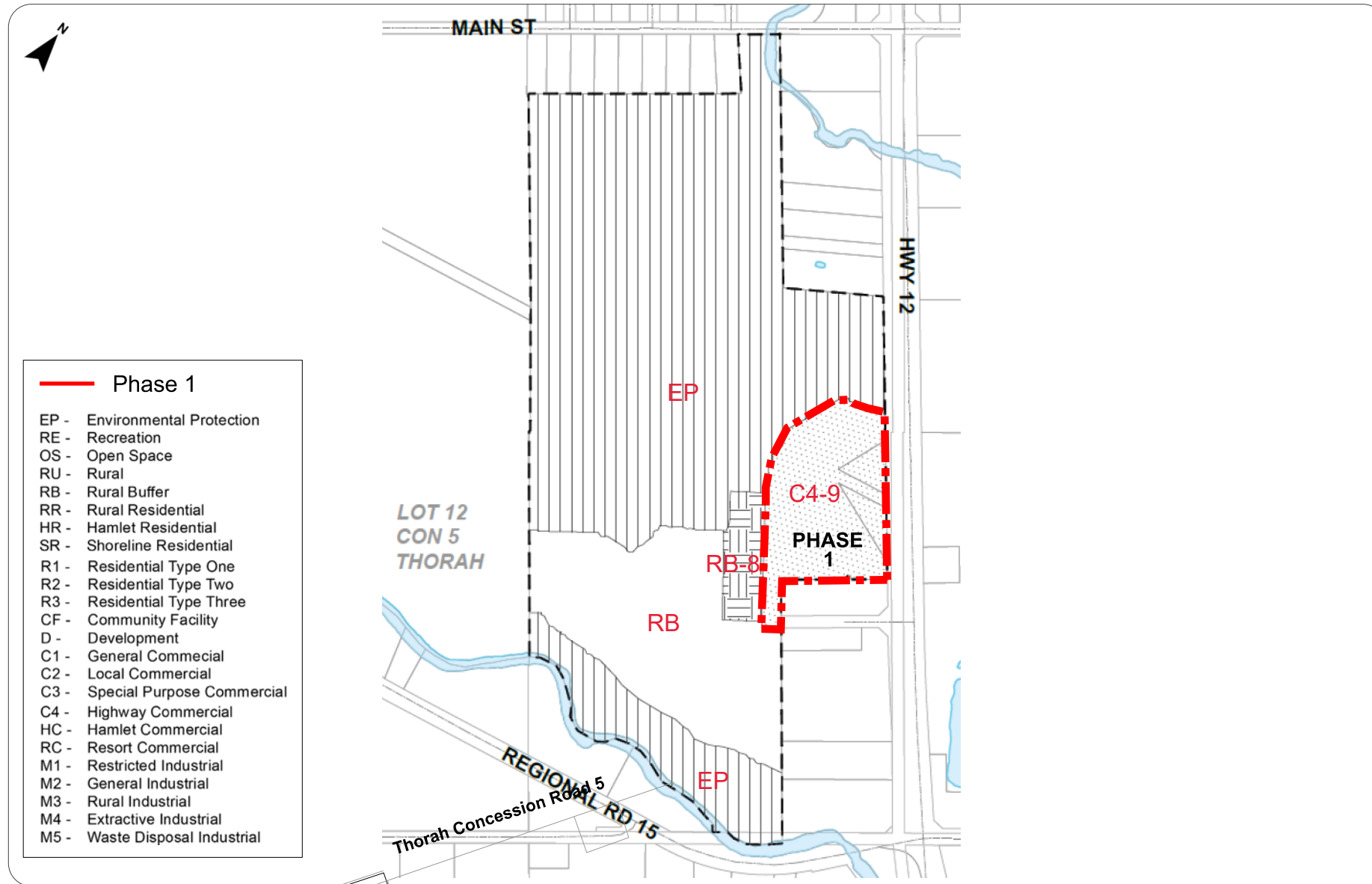
PLANNING FRAMEWORK – BROCK OFFICIAL PLAN



Brock Official Plan / Map 1-A - Prepared by Weston Consulting

- Designation:
 - *Mixed Use Corridor*
 - 5.4.1.2 – Mixed use corridors will be zoned for a variety of land uses, with the predominant use being commercial

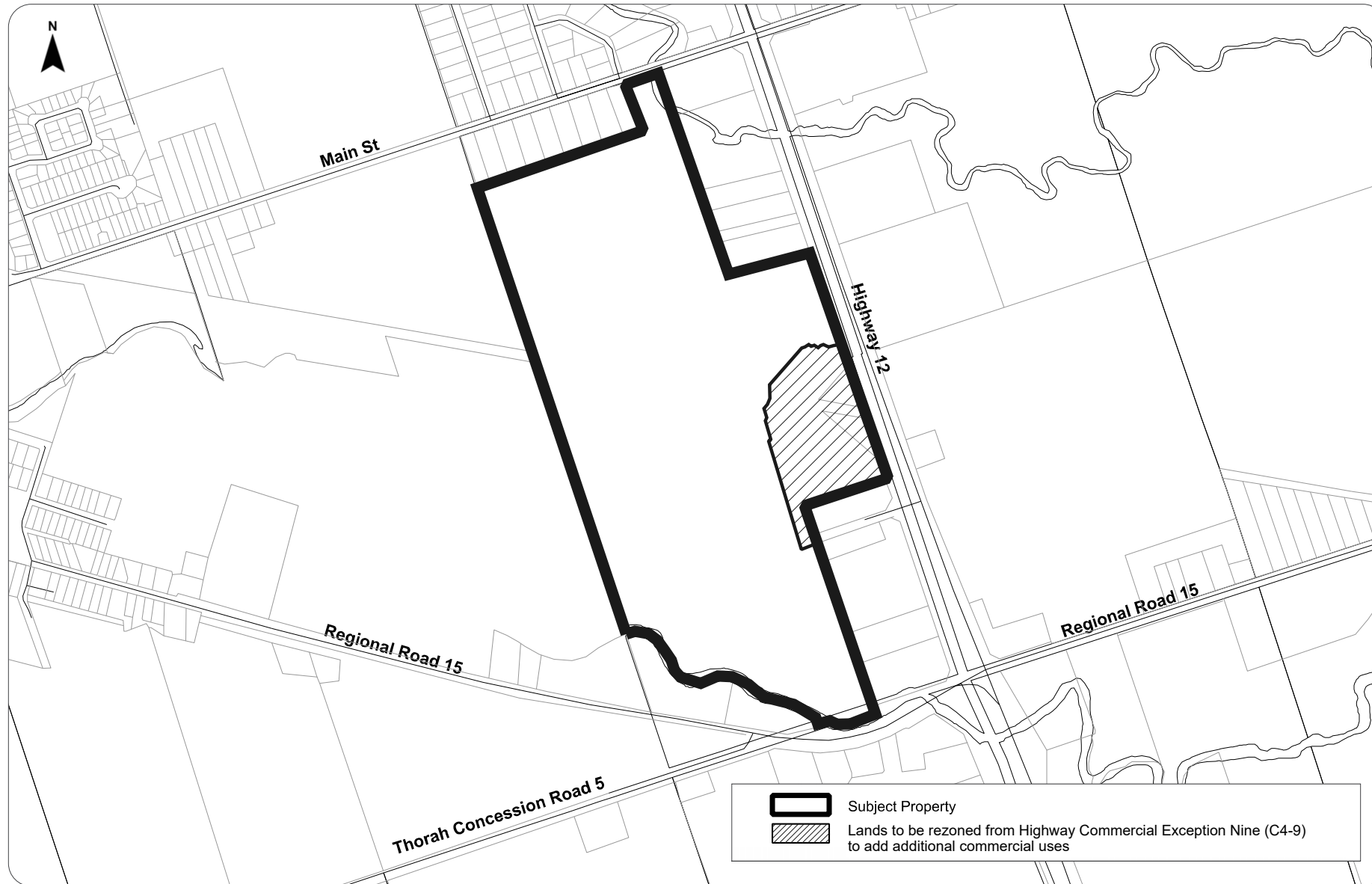
PLANNING FRAMEWORK – BROCK ZONING BY-LAW



- Zoned as: Highway Commercial Exception 9 (C4-9)
- Permitted uses include:
 - Builder's Supply Dealer
 - Business/Professional Office (accessory to a primary use)
 - Eating Establishment
 - Eating Establishment, Drive-In
 - Farm Implement Dealer
 - Landscape Contractor
 - Marine Sales & Service
 - Motel
 - Motor Vehicle – Dealership
 - Motor Vehicle – Gasoline Bar
 - Motor Vehicle – Sales and Service
 - Motor Vehicle – Service Station
 - Nursery/Greenhouse – Commercial
 - Public Use
 - Veterinary Clinic

Zoning By-law 3038-2021- Prepared by EcoVue Consulting Services

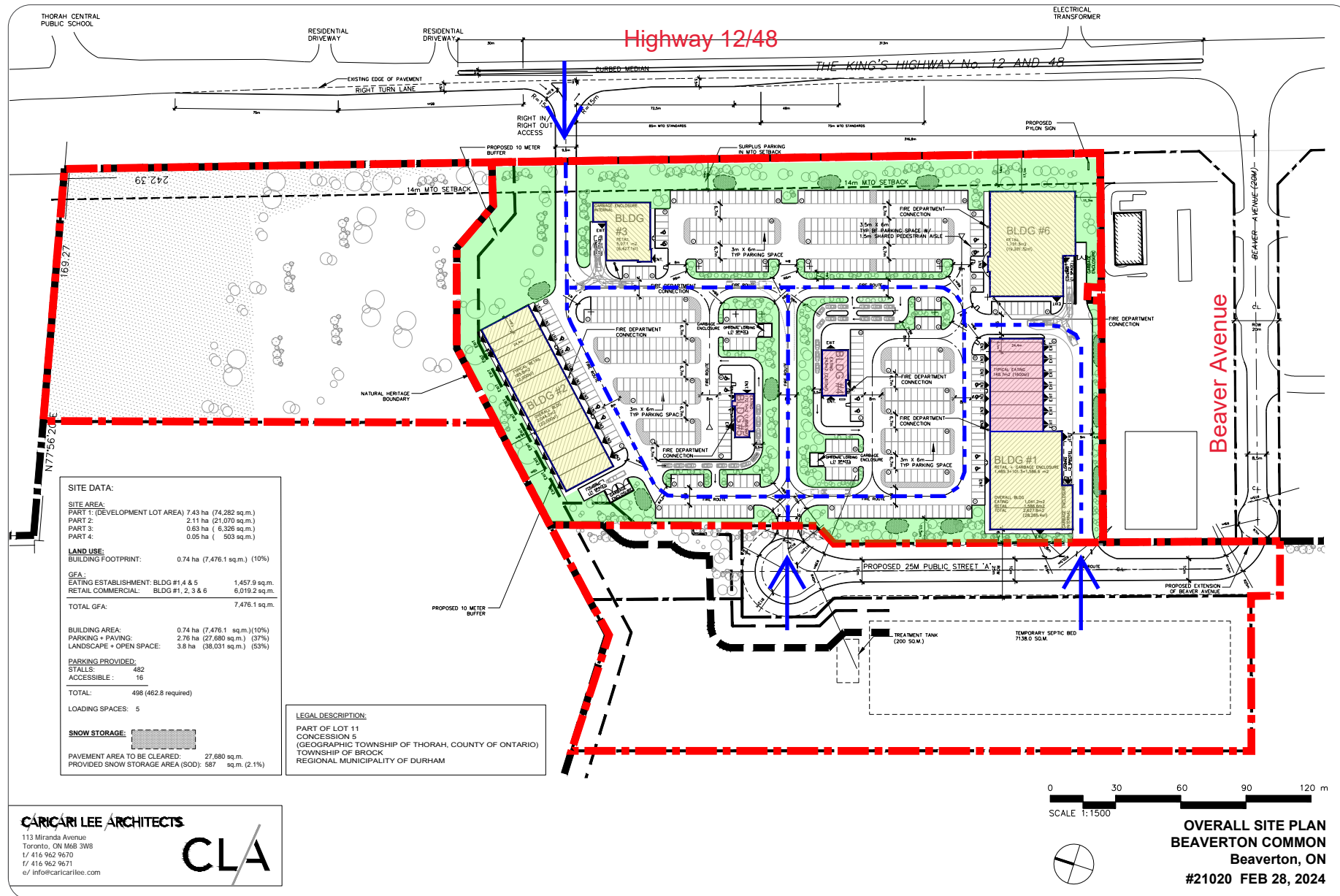
PROPOSED ZONING BY-LAW AMENDMENT



Zoning By-law / Schedule A - Prepared by EcoVue Consulting Services Inc.

- Following uses will be added to the C4-9 zone:
 - Bakery
 - Bank
 - Business/Professional Offices
 - Commercial School
 - Convenience Store
 - Furniture and Appliance Store
 - Medical Clinic
 - Place of Entertainment
 - Retail Beverage Outlet
 - Retail Commercial Establishment
 - Service Shop, Personal

PROPOSED DEVELOPMENT



- Six buildings, consisting of various commercial uses, retail, services, and eating establishments
- 7,476.1 m² of GFA
- 498 Parking Spaces
 - 5 loading spaces

Site Plan - Prepared by Caricari Lee Architects

Thank You
Comments & Questions?

Edward Mak, MCIP, RPP
Director, Development

905-303-7800 (ext. 226)



Sabrina Sgotto, HBA, MCIP, RPP
Vice President

905-738-8080 (ext. 243)
ssgotto@westonconsulting.com

