

# Zoning By-law Amendment (ZBA-2025-01) B20 Beaver Avenue

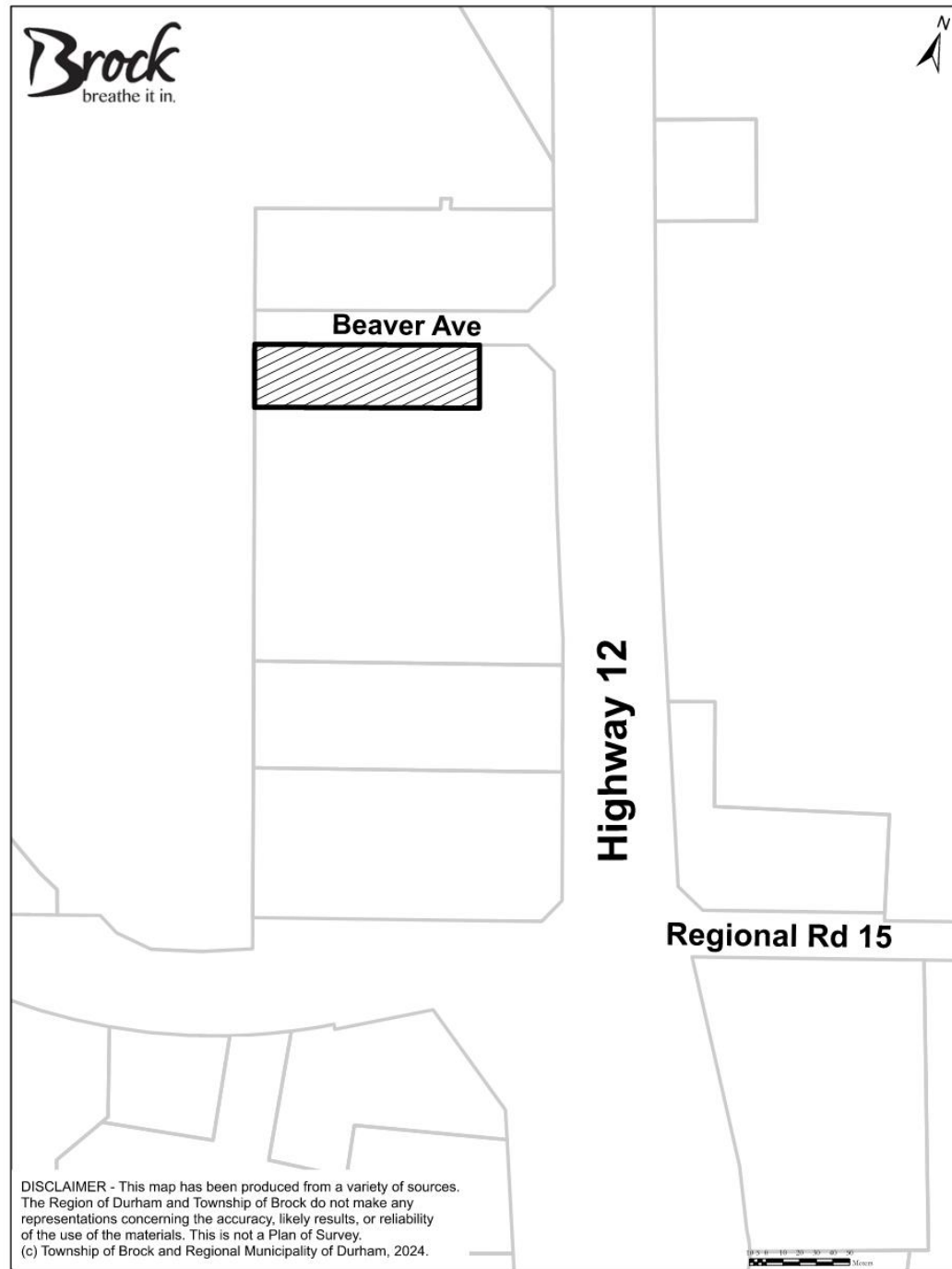
March 24, 2025

A decorative graphic at the bottom of the slide consists of three overlapping, wavy shapes in shades of blue and green, resembling a stylized landscape or water.

# Location

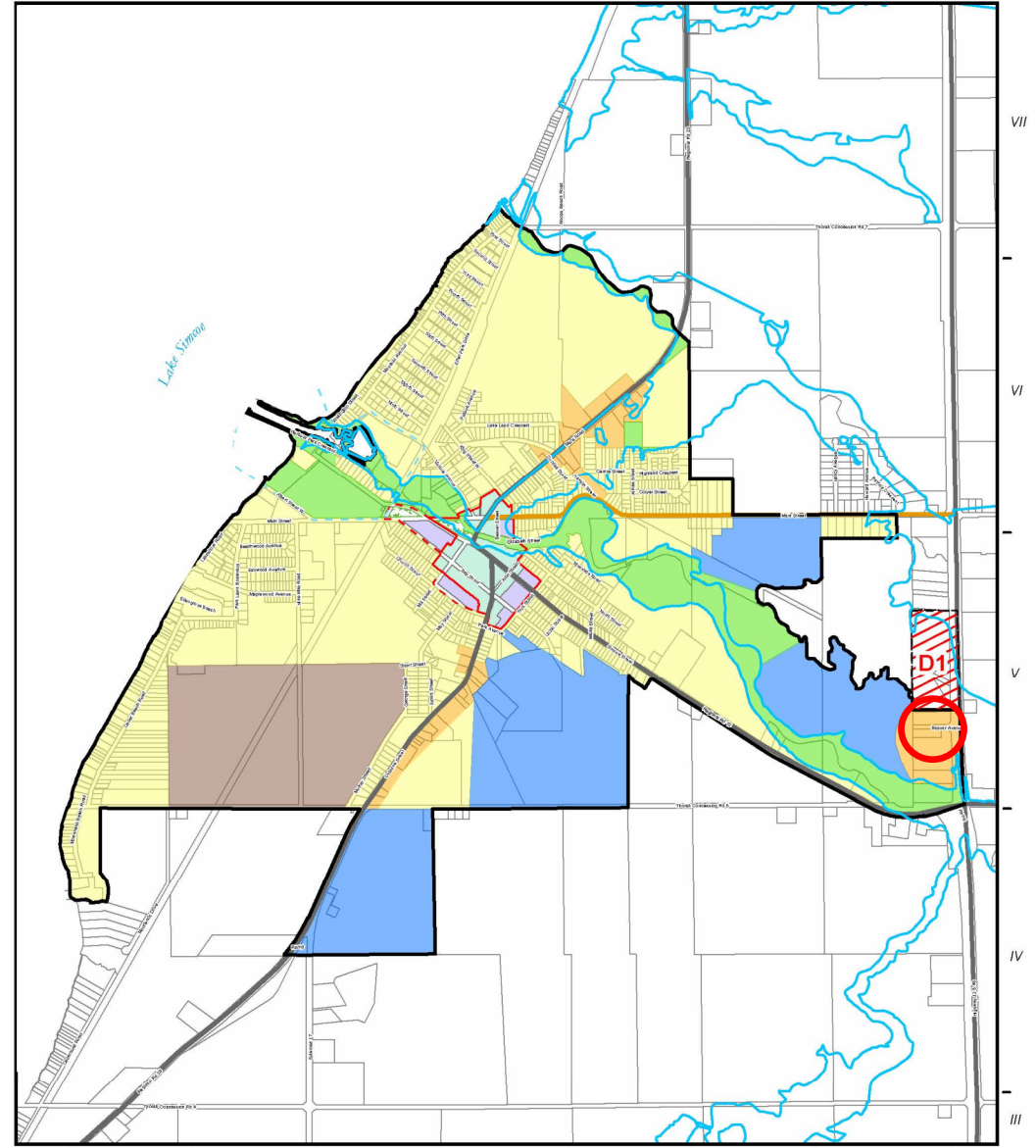
B20 Beaver Ave

Part of Lot 11,  
Concession 5  
(Beaverton)



# Official Plan

## Beaverton Urban Area – Mixed Use Corridors



18 Lot 17 16 15 14 13 12 11 10

III IV V VI VII

190 95 0 190 380 570 760 950 Meters

Antenna Road  
 Collector Road  
 Local Road  
 Assessment Parcels  
 Beaverton Harbour Area  
 Urban Area Boundary  
 Urban Area Expansion  
 Mixed Use Corridors  
 Employment Area  
 Regional Centre  
 Regional Centre Expansion  
 Residential Area  
 Open Space  
 Utility  
 Floodplain Area

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 May 28th, 2018

# Zoning



The C4 zone currently permits the following uses:

- 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 & Service
- Motor Vehicle – Service Station
- Nursery/Greenhouse – Commercial
- Veterinary Clinic
- Dwelling units in a portion of a non-residential building

# Zoning – Proposed Uses



The following uses are proposed to be added as permitted uses:


- Bakery
- Bank\*
- Convenience Store
- Printing Establishment
- Retail Beverage Outlet
- Retail Commercial Establishment

# For More Information or to Submit Comments

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A decorative graphic at the bottom of the slide consisting of three overlapping, wavy shapes in light blue, green, and dark blue.