To: Chair and Members
   Economic Development and Planning Committee
   Outstanding Business Item No. N/A and Issue: Rural Zoning
   PED08307

From: Tim McCabe
   General Manager
   Planning and Economic Development Department

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   Facsimile: 905 546-4364
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Date: November 5, 2008

Re: Rural Zoning Update (PED08307) (City Wide)

Council Direction:

N/A

Information:

The purpose of this Report is to provide Committee with an update as to the status of the Rural Zoning.

The Zoning By-law Reform Team of the Strategic Services/Special Projects Division is in the midst of creating new zoning for the Rural Area of the City of Hamilton.

These new zones implement policy direction found in the Provincial Greenbelt Plan and the City’s Rural Official Plan (OP). It is important to note that the Zoning By-law can be more restrictive but not more permissive than the OP. The implementation of this new Rural zoning cannot occur until the Rural OP Policies are approved by the Ministry of Municipal Affairs (MAH). Implementation of the zones may be delayed if there are appeals to the Rural OP or the By-law itself. However, preparation of rural zones is considered appropriate now in order to be prepared for Provincial approval.

As per the appendices to this Report, the zones and regulations that will cover the rural area are:

- Agricultural (A) Zone – (Appendix “A”).
- Rural Manufacturing (MR) Zone – (Appendix “B”).
- Extractive Industrial (ME) Zone – (Appendix “C”).
- Settlement Commercial (SC) Zone – (Appendix “D”).
- Settlement Institutional (SI) Zone – (Appendix “E”).
- Settlement Residential (SR) Zone – (Appendix “F”).
- Neighbourhood Park (P1) Zone – (Appendix “G”).
- Community Park (P2) Zone – (Appendix “H”).
- City Wide Park (P3) Zone – (Appendix “I”).
- Open Space (P4) Zone – (Appendix “J”).
- Conservation/Hazard (P5) Zone – (Appendix “K”).
- Rural Commercial Parking Regulations – (Appendix “L”).

The draft zones continue to be refined on the basis of consultation with the following groups:

- The Agricultural and Rural Affairs Advisory Committee;
- Rural Councillors; and,
- Internal staff.

We are currently working on the zone mapping of all properties in the Rural Area. The mapping is a significant exercise and time consuming.

Additional issues related to the Rural Area are being researched and regulations are being drafted. These include:

- Greenbelt/Provincial Policy Statement requirements for Environmental Impact Statements within and adjacent to Core Areas within the Natural Heritage System;
- Alternative energy sources, e.g.) wind turbines, wind farms, solar farms, etc; and,
- Other issues, e.g.) home businesses, accessory buildings and rural industrial uses.

On June 26, 2008, staff met with the Agriculture and Rural Affairs Advisory Committee (ARAAC) to discuss the draft zoning and the approval process. The Committee was generally supportive of the draft material that was presented. The main issues that the Committee had with the zoning were:

- Defining a farm help home:
  - What defines a temporary dwelling?
  - A temporary structure would lead to inadequate housing for their farm help.

  This definition is being reviewed and developed further by staff.

- Implementation of the requirements for Environmental Impact Statements:
  - The Greenbelt Plan states that a proposal for new development or site alteration within 120 metres of a key natural heritage feature requires an Environmental Impact Statement (EIS).

  Staff is proposing a site plan process to address this requirement. An appropriate approval process is also being reviewed by staff.
A significant consultation process will be undertaken which will include further meetings with the ARAAC. At the same time, the public will be engaged through multiple Public Information Centres and meetings with individual property owners. A community engagement process will be developed in consultation with the Rural Councillors. Prior to public consultations, we will be presenting the final draft of the Rural zoning to the Economic Development and Planning Committee seeking directions to consult with the public.

Tim McCabe  
General Manager  
Planning and Economic Development Department

RC/AF:dkm  
Attachs. (12)
X.1 AGRICULTURAL ZONE (A)

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Agricultural (A) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

X.1.1 PERMITTED USES

Agricultural Use
Agricultural-Related Uses
Conservation
Farm Labour Residence
Home Business
On-Farm Secondary Uses
Residential Care Facility
Single Detached Dwelling
Small Scale Winery

X.1.2 REGULATIONS

X.1.2.1 SETBACKS

a) Minimum Front Yard 7.5 metres
b) Minimum Side Yard and Flankage Yard 3.0 metres
c) Minimum Rear Yard 7.5 metres

X.1.2.2 AGRICULTURE

a) Minimum Lot Area
   i) 40.5 hectares
   ii) Notwithstanding i) above, 16.2 hectares within the area shown as Specialty Crop on Figure “3” of Schedule “F”.
**X.1.2.3 FARM LABOUR RESIDENCE**

i) A maximum of one Farm Labour Residence is permitted per lot.

ii) Where a Farm Labour Residence is not an accessory apartment it shall be a temporary dwelling without a basement or cellar.

iii) Where a farm residence exists on a property a farm labour residence or any accessory farm buildings, associated with On-Farm Secondary Uses, shall be located within 30m of the farm residence.

**X.1.2.4 ON-FARM SECONDARY USE, AGRITOURISM AND SMALL SCALE WINERY REGULATIONS**

a) Agritourism
   i) Permitted only in an existing building or structure

b) Small Scale Retailing
   i) Permitted to a Maximum Gross Floor Area of 100 square metres.
   ii) Not permitted within the principal farm residence or any other dwelling.

c) Farm Vacation Home
   i) Shall be located within an existing Single Detached Dwelling.
   ii) Maximum of one Farm Vacation
Home is permitted per lot.

iii) A maximum of 3 guest rooms are permitted.

d) Home Industry

i) Shall be located on within an existing building or structure.

ii) Shall be located on a lot with a minimum area of 5.0 hectares.

iii) Shall be operated by a resident of the property, with no more than 3 non-resident employees.

iv) No outdoor storage shall be permitted.

v) Shall be a maximum of 100 square metres in size.

vi) A maximum of one home industry shall be permitted per lot.

e) Kennel

i) The maximum gross floor area devoted to a Kennel shall be 450 square metres.

ii) Any buildings or structures associated with a Kennel shall be setback a minimum of 60 metres from any lot line, and shall be situated a minimum of 150 metres from any residential use on any adjacent lot.

iii) No animals shall be permitted to be kept in any open area within 60 metres of any lot line, or within 150 metres of any residential use on any adjacent lot.
f) Small Scale Winery i) Shall only be permitted within the area shown as Specialty Crop on Figure “3” of Schedule “F”.

ii) Shall only be permitted on a lot with a minimum area of 4 hectares, of which a minimum of 2 hectares shall be used for the production of grapes or other produce directly associated with on-site wine production.

iii) The maximum building area devoted to a Small Scale Winery use shall be 1.5% of the lot area, or 2,323 square metres of gross floor area exclusive of the basement or cellar, whichever is greater, of which a maximum of 25% of the gross floor area may be used for Retail purposes.

X.1.2.5 AGRICULTURAL-RELATED USE REGULATIONS

a) Minimum Lot Area 2 hectares

X.1.2.6 SINGLE DETACHED DWELLING AND RESIDENTIAL CARE FACILITY REGULATIONS

a) Minimum Lot Area 0.4 hectares

b) Minimum Lot Width 30 metres

c) Maximum Lot Depth 122 metres

d) Maximum Building Height 10.5 metres

e) Location of Residential i) Shall be located within a Single
Care Facility

ii) Except as provided for in Subsection iii), herein, every Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.

iii) Where the radial separation distance from the lot line of a Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

f) Maximum Capacity for Residential Care Facility

Shall not exceed 6 residents.

X.1.2.7 HOME BUSINESS REGULATIONS

i) In accordance with the requirements of Section 4.21 of this By-law.

ii) Shall be located within an existing dwelling only.

X.1.2.8 ACCESSORY BUILDINGS

With the exception of the following, accessory buildings shall be in
accordance with the requirements of Section 4.8 of this By-law:

i) Not permitted in any required front yard.

ii) The maximum gross floor area (GFA) including areas devoted exclusively to parking, shall be 130 square metres. This regulation shall not apply to an inground swimming pool.

X.1.2.9 PARKING

In accordance with the requirements of Section 5 of this By-law
X.1 RURAL MANUFACTURING ZONE (MR)

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Rural Manufacturing (MR) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

**X.1.1 PERMITTED USES**

Agricultural Processing Establishment  
Bulk Fuel & Oil Storage  
Energy Transportation Facility  
Manufacturing  
Motor Vehicle Service Station  
Motor Vehicle Towing Establishment  
Truck Terminal  
Warehousing  
Processing, Milling or Packaging of Animal Feed

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**X.1.2 PROHIBITED USES**

Notwithstanding Section X.1.1 the following types of manufacturing uses, except if these uses are considered only as an accessory use to another permitted manufacturing use:

- Beverage Distillation  
- Manufacturing of Asbestos, Phosphate or Sulphur Products  
- Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement; not including mixing, blending, treatment or similar process  
- Processing or Refining of Petroleum or Coal  
- Salvage, Recycling or Scrap Yard  
- Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof  
- Smelting, Refining, Rolling, Forging, or Extruding of Ore or Metal  
- Stamping, Blanking or Punch-Pressing of Metal
- Tanning or Chemical Processing of Pelts or Leather
- Vulcanizing of Rubber of Rubber Products
- Explosives Manufacturing
- Pulp and Paper Mills

**X.1.3 REGULATIONS**

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Measurement</th>
</tr>
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<tbody>
<tr>
<td>a) Minimum Lot Width</td>
<td>45 metres</td>
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<tr>
<td>b) Minimum Lot Area</td>
<td>3000 square metres</td>
</tr>
<tr>
<td>c) Minimum Front Yard</td>
<td>7.5 metres</td>
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<tr>
<td>d) Minimum Interior Side Yard</td>
<td>i) Abutting any residential use or zone: 10 metres</td>
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<td></td>
<td>ii) Abutting all other zones: 3 metres</td>
</tr>
<tr>
<td>e) Minimum Exterior Side Yard</td>
<td>10 metres</td>
</tr>
<tr>
<td>f) Minimum Planting Strip</td>
<td>3.0 metres width across all lot lines adjacent to a street</td>
</tr>
<tr>
<td>g) Minimum Landscaped Open Space</td>
<td>10 %</td>
</tr>
<tr>
<td>h) Minimum Rear Yard</td>
<td>i) Abutting any residential use or zone: 10 metres</td>
</tr>
<tr>
<td></td>
<td>ii) Abutting all other zones: 7.5 metres</td>
</tr>
<tr>
<td>i) Maximum Height</td>
<td>15 metres</td>
</tr>
<tr>
<td>j) Maximum Lot Coverage</td>
<td>50%</td>
</tr>
<tr>
<td>k) Outside Storage:</td>
<td></td>
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<tr>
<td>i) Truck Cartage Terminal</td>
<td>The required planting strip shall have an ultimate height of 2 metres above the</td>
</tr>
</tbody>
</table>
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THE CITY OF HAMILTON

SECTION #: RURAL ZONES
ZONING BY-LAW

l) Maximum Retail Floor Area
   The retail sale of goods shall be limited to a maximum of 10% of the gross floor area of the permitted use.

m) Parking
   In accordance with the requirements of Section 5 of this by-law.

elevation of the ground at the nearest lot line
9.5 EXTRACTIVE INDUSTRIAL (ME) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Industrial M5 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.5.1 PERMITTED USES

Mineral Aggregate Resource Extraction Operation

Agriculture
Conservation
Recreation, Passive

9.5.2 REGULATIONS

a) Regulation for all Licensed Mineral Aggregate Resource Extraction Operations In Accordance with the Site Plans Approved Under the Aggregate Resources Act.
X.X SETTLEMENT COMMERCIAL (SC) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Settlement Commercial SC Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

X.X.1 PERMITTED USES

Catering Service
Commercial Recreation
Craftsperson Shop
Day Nursery
Dwelling Unit
Financial Establishment
Home Business
Medical Clinic
Medical Office
Motor Vehicle Gas Bar
Motor Vehicle Service Station
Multiple Dwelling
Office
Personal Services
Printing Establishment
Private Club or Lodge
Repair Service
Restaurant
Retail
Studio
Veterinary Service

6.4.2 PROHIBITED USES

Notwithstanding 6.4.1, the following uses are prohibited, even as an accessory use:

Dry Cleaning Plant
??.3 REGULATIONS

a) Minimum Lot Area 0.4 hectares

b) Minimum Yard Abutting a Street 3.0 metres

c) Minimum Side Yard
   i)  6.0 metres abutting a Residential Zone;
   ii) 3.0 metres abutting all other Zones.

d) Minimum Rear Yard 7.0 metres

e) Maximum Building Height 10.5 metres

f) Visual Barrier Requirements
   A visual barrier shall be required along any lot line abutting a Residential Zone in accordance with the requirements of Section 4.19 of this By-law.

g) Planting Strip
   A planting strip of a minimum 3 metres in width shall be required across all lot lines adjacent to a street.

h) Parking Requirements
   In accordance with the requirements of Section 5.

i) Outdoor Storage
   No outdoor storage of goods, materials or equipment shall be permitted in any front yard or flankage yard. This shall not, however, prevent the display of goods or materials for retail purposes.

j) Restriction of Uses within a Building
   i) The following uses shall not be permitted in any portion of the building except within the ground floor facing the street:
       Catering Service
       Craftsperson Shop
       Financial Establishment
       Office
Printing Establishment  
Repair Service  
Restaurant  
Retail  
Veterinary Service  

ii) The following use shall only be permitted above the ground floor, except for access and utility areas:

Dwelling Unit(s)  
Multiple Dwelling

k) Motor Vehicle Gas Bars and Motor Vehicle Service Stations  
Fuel pump islands, fuel pumps and canopies shall be setback a minimum 4.5 metres from any lot line.

l) Home Business Regulations  
In accordance with the requirements of Section 4.2.1 of this By-law

m) Accessory Buildings  
In accordance with the requirements of Section 4.8 of this By-law.
X.X SETTLEMENT INSTITUTIONAL (SI) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Settlement Institutional SI Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

?.?.1 PERMITTED USES

Day Nursery
Educational Establishment
Home Business
Place of Worship
Residential Care Facility
Single Detached Dwelling

?.?.3 SINGLE DETACHED DWELLING, RESIDENTIAL CARE FACILITY, AND PLACE OF WORSHIP REGULATIONS

a) Minimum Lot Area 0.4 hectares
b) Maximum Lot Area for a Place of Worship 1 hectare
c) Minimum Lot Width 30 metres
d) Minimum Front Yard 6.0 metres
e) Minimum Side Yard and Flankage Yard 3.0 metres
f) Minimum Rear Yard 7.0 metres;
g) Maximum Building Height 10.5 metres;
h) Location of Residential Care Facility
i) Shall be located within a Single Detached Dwelling.
ii) Except as provided for in Subsection iii), herein, every Residential Care Facility
shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.

iii) Where the radial separation distance from the lot line of a Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

i) Maximum Capacity for Residential Care Facility Shall not exceed 6 residents.

j) Parking In accordance with the requirements of Section 5.

k) Accessory Buildings In accordance with the requirements of Section 4.8 of this By-law.

HOME BUSINESS REGULATIONS

i) In accordance with the requirements of Section 4.21 of this By-law.

ii) Shall only be located within an existing dwelling.

EDUCATIONAL ESTABLISHMENT REGULATIONS
a) Minimum Yard 6.0 metres where property line abuts a Residential Zone property line.

b) Maximum Building Height 10.5 metres

c) Parking In accordance with the requirements of Section 5 of this By-law.

d) Accessory Buildings In accordance with the requirements of Section 4.8 of this By-law.
X.X SETTLEMENT RESIDENTIAL (SR) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Settlement Residential SR Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

?.?.1 PERMITTED USES  
Home Business  
Residential Care Facility  
Single Detached Dwelling

?.?.3 SINGLE DETACHED DWELLING AND RESIDENTIAL CARE FACILITY REGULATIONS

a) Minimum Lot Area  0.4 hectares
b) Minimum Lot Width  30 metres
c) Minimum Front Yard  6.0 metres
d) Minimum Side Yard and Flankage Yard  3.0 metres
e) Minimum Rear Yard  7.0 metres;
f) Maximum Building Height  10.5 metres;
g) Location of Residential Care Facility
   i) Shall be located within a Single Detached Dwelling.
   ii) Except as provided for in Subsection iii), herein, every Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.
iii) Where the radial separation distance from the lot line of a Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

h) Maximum Capacity for Residential Care Facility

Shall not exceed 6 residents.

i) Parking

In accordance with the requirements of Section 5.

j) Accessory Buildings

In accordance with the requirements of Section 4.8 of this By-law.

HOME BUSINESS REGULATIONS

i) In accordance with the requirements of Section 4.21 of this By-law.

ii) Shall only be located within an existing dwelling.
7.1 NEIGHBOURHOOD PARK (P1) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Neighbourhood Park (P1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

7.1.1 PERMITTED USES

Recreation

7.1.2 PROHIBITED USES

Notwithstanding Section 7.1.1, the following uses are prohibited, even as an accessory use:

- Arena
- Community Centre
- Stadium
- Swimming Pool
- Tennis Courts

7.1.3 REGULATIONS

a) Minimum Side and Rear Yard 7.5 metres

b) Maximum Building Height 5.0 metres

c) Parking In accordance with the requirements of Section 5 of this By-law.

d) Maximum Building Gross Floor Area
   i) 100 square metres; and,
   ii) The building shall only be used for utility, washrooms and storage purposes.

(By-law 06-166, June 14, 2006)
7.2 COMMUNITY PARK (P2) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Community Park (P2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

7.2.1 PERMITTED USES

| Recreation |

7.2.2 REGULATIONS

| a) Minimum Side and Rear Yard | 7.5 metres |
| b) Maximum Building Height     | 11.0 metres |
| c) Parking                    | In accordance with the requirements of Section 5 of this By-law. |

(By-law 06-166, June 14, 2006)
SECTION 7: OPEN SPACE AND PARK ZONES

7.3 CITY WIDE (P3) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a City Wide Park (P3) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

7.3.1 PERMITTED USES

- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Marina
- Recreation
- Restaurant
- Retail

7.3.2 PROHIBITED USES

- Drive-through Facility

7.3.3 REGULATIONS

a) Minimum Side and Rear Yard 7.5 metres

b) Maximum Building Height 11 metres

c) Parking In accordance with the requirements of Section 5 of this By-law.

d) Maximum Size for Retail No retail use shall exceed 100 square metres of gross floor area for any individual establishment.

(By-law 06-166, June 14, 2006)
7.4 OPEN SPACE (P4) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Open Space (P4) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

7.4.1 PERMITTED USES

Agriculture  
Botanical Gardens  
Cemetery  
Conservation  
Golf Course (excluding mini-golf)  
Nature Centres  
Marina  
Recreation

7.4.2 REGULATIONS

a) Minimum Side and Rear Yard  7.5 metres  
b) Minimum Lot Frontage  30 metres  
c) Maximum Building Height  11 metres  
d) Parking  In accordance with the requirements of Section 5 of this By-law.  
e) Minimum Side and Rear Yard for Accessory Buildings  7.5 metres in the case of any building or structure abutting a Residential or Institutional Zone

(By-law 06-166, June 14, 2006)
7.5 CONSERVATION/HAZARD LAND (P5) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Conservation/Hazard Land (P5) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

7.5.1 PERMITTED USES

Conservation
Flood and Erosion Control Facilities
Recreation, Passive”

(By-law 06-166, June 14, 2006)
5.6 PARKING SCHEDULES

e) Parking Schedule for Rural Commercial Zone

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Residential Uses</td>
<td></td>
</tr>
<tr>
<td>Multiple Dwelling</td>
<td>1 for each dwelling unit, expect where a dwelling unit is 50.0 square metres in gross floor area or less, in which case parking shall be provided at a rate of 0.3 spaces for each such unit.</td>
</tr>
<tr>
<td>iv. Commercial Uses</td>
<td></td>
</tr>
<tr>
<td>Catering Service</td>
<td>Include with “other” below</td>
</tr>
<tr>
<td>Commercial Recreation</td>
<td>See Parks by-law – includes parking requirement for different types of uses (eg. bowling alley)</td>
</tr>
<tr>
<td>Conference or Convention Centre</td>
<td>1 for each 50.0 square metres of gross floor area, which accommodates such use.</td>
</tr>
<tr>
<td>Craftperson Shop</td>
<td>Include with ‘other’ below</td>
</tr>
<tr>
<td>Hotel</td>
<td>1 for each guest room.</td>
</tr>
<tr>
<td>Medical Clinic, Medical Office</td>
<td>1 for each 16.0 square metres of gross floor area, which accommodates such use.</td>
</tr>
<tr>
<td>Motor Vehicle Gas Bar</td>
<td></td>
</tr>
<tr>
<td>Motor Vehicle Service Station</td>
<td>4 for each service bay</td>
</tr>
<tr>
<td>Office</td>
<td>1 for each 30.0 square metres of gross floor area, which accommodates such use.</td>
</tr>
<tr>
<td>Private Club or Lodge</td>
<td>1 for each 50 square metres of gross floor area, which accommodates such use.</td>
</tr>
<tr>
<td>Veterinary Service</td>
<td>1 for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.</td>
</tr>
<tr>
<td>Other Commercial Uses not Listed Above (includes Financial Est, Personal Services, Printing Est, Repair)</td>
<td>1 for each 30.0 square metres of gross floor area, which accommodates such use.</td>
</tr>
</tbody>
</table>
### SECTION 5: PARKING

| Service, Restaurant, Retail? | |

11/19/2008