

ZONING MATRIX - Voyer Volkswagen, 60 Millennium Parkway, Belleville

Regional Commercial - C3 Zone

		Severed Parcel	Retained Parcel	<u>Planning Rationale</u>
Building Area				
Sales		364.1 m ²	300 m ²	
Service Bays		457.8 m ²	410.4 m ²	
Other		1,110.1 m ²	169.6 m ²	
Gross		1,932.0 m ²	880.0 m ²	
Service Bays		10	9	
Provisions	Consolidated Zoning By-Law 2024-100			
Permitted Uses	Motor vehicle body shop, Motor vehicle dealership, Motor vehicle fuelling station, Motor vehicle repair garage, Motor vehicle washing establishment			All permitted uses with the Zoning By-Law are proposed to be retained
Lot Frontage (min)	30.0 metre	69.3 m	9.2 m	A reduced frontage is being requested for the retained parcel
Lot Area (min)		6,097 m ²	6,279 m ²	Minimum Lot Area is not a requirement
Front Yard Depth (min)	7.5 m	21.1 m	111.7 m	The Front Yard Depth Exceeds minimum requirement
Rear Yard Depth (min)	7.5 m	20.9 m	22.2m	Minimum Requirement being Exceeded
Interior Side Yard Width (min)	4.5 m, except 7.5 m when abutting a residential zone	21.6 m	17.8 m	Minimum Requirement being Exceeded
		18.3 m	29.0 m	Minimum Requirement being Exceeded
Maximum Height	13.5 m	8 m	8 m	Less than Maximum Allowed
Lot Coverage (max)	50%	18%	13%	Less than Maximum Allowed
Landscape Open Space (min)	Not Applicable			

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Parking Requirements (min)	2.0 per 100.0 m ² of gross floor area of sales/showroom areas plus: 1.0 per 100.0 m ² of other area, plus 2.0 per service bay	7.3	6	
Total	Total	35	26	Being Provided
Vehicle Display Parking		109	73	Being Provided
Parking Dimensions (min)	2.4 m by 6.0 m	2.7 m by 6.0 m		Being Provided
Drive Aisle Dimensions (min)	7.0 m	6.7 m		
Driveway width (min)	3.0 m		7 m	Being Provided
Driveway width (max)	9.0 m			
Where parking is in any front yard, the parking area shall be separated from any adjacent street line by a minimum 1.5 metre wide landscaped area and such area shall include a curb or similar barrier, except for a driveway or driveways		Being Provided	Being Provided	Being Provided
Accessible Parking				
Where number of parking spaces is between 13 to 100 parking spaces	5% of the number of parking spaces in must be accessible spaces	2	2	
Where an even number of accessible spaces is required	an equal number shall be Type A and Type B accessible spaces must be provided	Being Provided	Being Provided	Being Provided
Where an odd number of accessible spaces is required	an equal number shall be Type A and Type B accessible spaces must be provided, but the additional accessible space, the odd-numbered space, may be either a Type A or Type B accessible space.	N/A	N/A	N/A
Where only one accessible space is required	it must be a Type A accessible space	N/A	N/A	N/A
Loading Zone Requirements				
Between 415 m ² to 2,300 m ²	1.0 Loading Spaces	1	1	Being Provided
Loading Zone Dimensions (min)	12.0 m long by 3.6 m wide with a vertical clearance of not less than 4.5 m	Being Provided	Being Provided	Being Provided
Bicycle Parking				
All Other non-residential uses	1.0 per 1,500.0 m ² of gross floor area	2	1	Being Provided

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Car Sharing Provision (min)
Permitted in C3 Zone

May occupy up to three required parking spaces, but shall not occupy more than 50% of the required parking spaces nor shall they occupy any accessible parking space.
For every car-sharing space provided, the parking requirement may be reduced by three (3) spaces, however the requirement for accessible parking spaces is not reduced.

Severed Parcel **Retained Parcel**

Planning Rationale

N/A N/A N/A

N/A N/A N/A

Overlay Zones

- Intake Protection Zone - IPZ
- Wellhead Protection Area - WHPA
- Environmental Constraints - EC
- Railway Influence - RI
- Downtown - DT
- Mature Areas - MA

N/A N/A N/A
N/A N/A N/A
N/A N/A N/A
N/A N/A N/A
N/A N/A N/A
N/A N/A N/A
N/A N/A N/A

Accessory Buildings or Structures

Adequate Servicing

Public water supply and sanitary sewage disposal systems with adequate capacity

Available Available Public Services Available

Frontage on Public Street

Exterior Side Yard Requirement

Commercial Lot Occupancy

More than one main commercial building may be constructed on a lot in a C3 or C6 Zone provided that:

Being Provided Being Provided Being Provided
N/A N/A N/A

The minimum lot frontage of a lot in a C3 Zone is 52.5 metres

Existing Frontage Lot Line is 78.79 m. Splitting down centre will not achieve the minimum required

43.7 m 43.7 m Buildings Proposed to be On Separate Parcels

The minimum distance between main commercial buildings in a C3 Zone is 7.5 metres