

ZONING DATA SHEET – ZONING BY-LAW AMENDMENT

To be completed by Applicant as part of Complete Application

File No.

Description of Land	
Municipal street address: 3334 & 3354 Wonderland Rd. S.	
Legal Description: Part of Lot 36, Concession 2; Part 1 RP33R396	
Street Frontage / Wonderland Rd. S.	
Existing Zone(s) in Z.-1 Zoning By-law: h-17/ Light Industrial (LI1/LI7)/ Environmental Review (ER)	Proposed Zone(s) in Zoning By-law: Commercial Recreation (CR(_)/ Open Space (OS4)

BY-LAW RESTRICTIONS	REQUIRED (PROPOSED ZONE)	AS SHOWN ON PLAN
(a) Use	See note 1	Casino (see note 2)
(b) Lot Area (m ²) Min	NA	68,797 sq.m total area 56,933 sq.m. within CR zone
(c) Lot Frontage (m) Min	30 m	173.4 m
(d) Front Yard (m)	8 m	91.3 m
(e) Rear Yard (m) Min	10 m	80.9 m to zone line
(f) Interior Yard (m) Min	7.5 m	17.1 m
(g) Exterior Yard (m) Min	8 m	NA
(h) Lot Coverage (%) Max	25%	11.3% for total lot 13.7% within CR zone
(i) Landscape Open Space (% min)	20%	30.3% for total lot 17.0% within CR zone
(j) Height (m) Max	12.0 m	±15.0 m
(j) Lot Depth (m) Min	40 m	288.8 m to zone line
(k) Off-street Parking	1 per 20 m ² = 390 spaces (see note 3)	±1018
(l) Bicycle Parking	1 per 7 required automobile parking spaces = 56 spaces	56 spaces
(m) Parking Area Coverage (%) Max	N/A	N/A
(n) Parking Set Back	3.0m (Pursuant to Section 4.19(4)(c))	±14.2 m
(o) Gross Floor Area (m ²) Max	N/A	N/A
(p) Gross Floor Area For Specific Uses (m ²) Max	N/A	N/A
(q) Yard Encroachments (if applicable)	N/A	N/A
(r) Density – Units Per Hectare Max	N/A	N/A
(s) Special Provisions	See notes 2 & 3	N/A
(t) Other By-law Regulations		

COMMENTS

1. Permitted Uses: Commercial recreation establishments; Golf Courses; Private Clubs; Private outdoor recreation clubs; Private Parks; Recreation Buildings; Recreational golf courses
2. Casino use with special definition and special policies related to gross floor area for Restaurant and Fast Food Restaurant proposed for subject lands
3. Proposed parking ratio of 1 space per 20.0 m² for Casino Use

DRAFT