

# MEMO

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<b>To:</b>	<b>Tammy Lepage, Planning Clerk and Darryl Bell, Municipal Law Enforcement Officer</b>
<b>From:</b>	<b>Patrick Townes, BA, BEd and Jamie Robinson, BES, MCIP, RPP – Planning Consultants</b>
<b>Date:</b>	<b>October 2, 2020</b>
<b>File:</b>	<b>12134CC</b>
<b>Subject:</b>	<b>Zoning Review for 6 Lakeshore Drive</b>

## Overview

Following a discussion with municipal staff on October 1, 2020, it is understood that the owners of the property located at 6 Lakeshore Drive are proposing a barber shop and a cannabis retail dispensary within the existing building that has historically been used as a retail store. The building is owned by the Temagami Adventure Outfitting Company Inc.

The property is located within the Urban Commercial (UC) Zone in the Zoning By-law. Section 17.14.1 of the By-law identifies permitted uses for the UC Zone and permitted uses include a personal service shop and a retail store. A barber shop falls under the definition of a personal service shop and the cannabis retail dispensary is considered a retail store in the context of the Zoning By-law.

A question was posed by municipal staff regarding the proposed uses and minimum parking requirements on the property. A response to these two questions is provided below.

## Proposed Uses

The proposed uses are permitted in the Zoning By-law. Within commercial zones, it is not uncommon for more than one use to occur within a building on one property. The owners are proposing two commercial uses within the existing building.

## Parking

In accordance with the parking requirements of the Zoning By-law, the historic retail use of the building required parking to be provided at a rate of one space per 30 square metres of floor area. The Zoning By-law requires the same parking ratio for the proposed retail use and personal service shop. On this basis, the proposed uses would comply to the parking requirements of the Zoning By-law.

It is noted that there are currently no parking spaces on the subject property and there is no ability to add parking to the lot due to the existing lot coverage.