



**PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION**

**Tuesday, October 22, 2019, 4:00 p.m.
Scoop Lewry Room
2nd Floor, City Hall**

PRESENT: Councillor Dawn Luhning, Council Representative, Vice-Chairperson
Brian Sykora, Citizen-at-Large
Roy Dickinson, Citizen-at-Large
John Parsons, Citizen-at-Large

ABSENT: Councillor Heather Eby, Council Representative
Dana Bushko, Citizen-at-Large
Joel Gritzfeld, Citizen-at-Large

ALSO PRESENT: Michelle Sanson, Director of Planning and Development Services
Eric Bjorge, Assistant City Planner
Veronica Blair, Planner 1
Pearl Anderson, Recording Secretary

PART 1 – NO APPROVAL OF COUNCIL REQUIRED

Re: Call to Order

Councillor Luhning, Vice-Chairperson, called the meeting to order at 4:03 p.m.

PART 2 – NO APPROVAL OF COUNCIL REQUIRED

Re: Approval of the Agenda

Moved by John Parsons
THAT the agenda be approved as presented.

Carried.

PART 3 – NO APPROVAL OF COUNCIL REQUIRED

Re: Adoption of Minutes – August 20, 2019

Moved by Brian Sykora
THAT the minutes of the August 20, 2019 regular meeting of the Municipal Planning Commission be approved as presented.

Carried.

PART 4 – APPROVAL OF COUNCIL REQUIRED
Re: 303 Coteau Street West – Rezoning Application

Considered was a report dated October 7, 2019 from the Department of Planning and Development Services presenting a request for rezoning of 303 Coteau Street West.

Committee member, Roy Dickinson, expressed concerns with the rezoning application regarding a possible “jurisprudential” issue should the application be approved.

Moved by Roy Dickinson

THAT the rezoning application of Parcels 86 and 87, Plan No. D4450 Ext. 27 & 28 from R1 – Large Lot Low Density Residential District to CZ – Contract Zoning District be tabled pending receipt of further documentation with regards to the Offer to Purchase.

Carried.

PART 5 – NO APPROVAL OF COUNCIL REQUIRED
Re: Adjournment

Moved by Brian Sykora

THAT the meeting now adjourn.

Carried.

The meeting adjourned at 4:39 p.m.

Email Approval November 4, 2019
Councillor D. Luhning, Vice-Chairperson

CITY MANAGER’S COMMENTS:

Jim Puffalt
City Manager

MAYOR’S COMMENTS:

Fraser Tolmie
Mayor



City of Moose Jaw

TITLE: 303 Coteau Street West – Rezoning Application

TO: Municipal Planning Commission

FROM: Department of Planning and Development Services

DATE: October 7, 2019

PUBLIC: This is a public document.

RECOMMENDATION

THAT the Municipal Planning Commission recommend to City Council that City Administration proceed with the rezoning of Parcels 86 & 87, Plan No. D4450 Ext. 27 & 28 from R1 – Large Lot Low Density Residential District to CZ – Contract Zoning District.

TOPIC AND PURPOSE

The purpose of this report is to consider an application from 102067463 Saskatchewan Corporation to rezone the subject property from R1 – Large Lot Low Density Residential District to C1B – Mixed Use Neighbourhood Commercial District, to allow the property to be used as a retail (furniture) store with offices on the second floor. Upon further review of the property, Administration is recommending that a Contract Zone with the C1B District development standards be applied.

BACKGROUND

The property is composed of two 15m frontage lots with a total site area of 1,161m². The existing building on the site has two levels with a total floor area of 715m². The property is on the corner of Coteau Street West and Tapley Street and is adjacent to a public park. The area is zoned for low density residential uses, and is primarily composed of one-unit dwellings.

The building was originally constructed in the 1940's as a church, and operated this way until a brief change of use in the early 2000's to a one-unit dwelling. In 2010, the new owners of the property went through the discretionary use process to change the use of the property back to a church and community centre. The building was also renovated at this time to install a commercial kitchen and upstairs living quarters.

DISCUSSION

The applicant is proposing to operate a home appliance and furniture store at this location. This use is classified as a "Retail Store" under the Zoning Bylaw, and is permitted in the C1B District. The applicant has stated several reasons in support of their application:

- The size of the existing building and property
- The location of the property on a corner
- The existing parking spaces provided

In the C1B District, the maximum amount of floor area that may be devoted towards a retail use is 325m². The purpose of this requirement is to ensure that retail operations maintain a scale that is compatible with residential uses. The applicant is proposing to limit the retail area to a portion of the lower level, to maintain compliance with this requirement. The remaining floor area of the building is proposed for office and storage space.

The parking requirement for the retail use is 7 stalls plus one loading stall. One of the 7 parking stalls must be an oversized accessible stall for vans with wheelchair lifts. The existing rear parking area can accommodate the required parking for this use. If delivery vehicles are required to access the property, they will be limited to the maximum truck weights as determined by the City Engineering Department.

At this time, the building is not required to meet accessibility standards. However, any affected individual may appeal to the Human Rights Commission to have barrier-free requirements for this building at any time.

A change of use permit will be required prior to the retail store being granted occupancy. Renovations may be required to meet the National Building Code, including appropriate fire rating for commercial uses. Due to the proximity of the building to the west property line, the west wall will require non-combustible construction to accommodate most uses. Since the building is currently classified as an "assembly" use under the National Building Code, any change of use would trigger this requirement for non-combustible wall construction. In the C1B District, the only uses that would be able to occupy the building without triggering a change of use would be:

- Art Galleries
- Restaurants
- Day Care Centres/Preschools (Discretionary)
- Licensed Facilities in conjunctions with restaurants (Discretionary)
- Private Schools (Discretionary)

All other uses in the C1B District would require the west wall to be of non-combustible construction. The property owner and applicant have engaged a professional designer to assess the west wall, and provide a quote for any potential renovations. Administration does not recommend that a property be rezoned if it is cost-prohibitive to meet the National Building Code requirements for the majority of uses with the zone, mainly because it sends the wrong message to potential purchasers and developers. Using a Contract Zone with the C1B development standards will allow the limitations of the property to clearly states and registered on the property title, while also allowing for the

full range of C1B zoning to be in full effect. The content in the proposed Contract Zone Agreement is proposed to be:

- Parking requirements from the C1B District standards;
- A list of land uses that may be permitted without completing building upgrades;
- Standards for the maximum floor area that may be occupied by a retail or restaurant use, as stated in the C1B District;
- Any other conditions or standards imposed by City Council.

The purpose of the C1B Mixed Use Neighbourhood Commercial District is to provide an area that permits mixed use development which may include a limited range of commercial and institutional, and medium density residential uses that are generally compatible with residential land uses and are intended to serve convenience needs of residents within that neighbourhood. Administration believes that the C1B District standards and uses are appropriate for this location given the conditions of the property and area. While a furniture store is not a typical neighbourhood commercial use, it is classified as a "Retail Store" under the Zoning Bylaw and is a permitted use in this District. Administration is in support of an application to Contract Zone the subject property using the C1B District development standards.

OPTIONS TO RECOMMENDATION

- City Council may decide to rezone the property to C1B – Mixed Use Neighbourhood Commercial District;
- City Council may decide to maintain the current Zoning of the property, or suggest an alternate zoning arrangement.

PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

In accordance with the Public Notice requirements in the *Planning and Development Act, 2007*, and City practice, the Zoning Bylaw amendment must be advertised for two consecutive weeks in the newspaper. Public comments will be collected by City Administration, or directly presented to Council at the Public Hearing.

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) provides the framework to guide the physical, economic, social, environmental and cultural development of the City. According to the Planning and Development Act, 2007, no development shall be carried out which is contrary to the Plan. Relevant sections of the OCP are listed below:

5.2.2 Location of Commercial Development and Use of Commercial Lands

- a) The City has evaluated and will continue to monitor proposals for commercial development (whether proposals for Neighbourhood Commercial, Mixed Use Commercial, High Density or Vehicle-Oriented Commercial) in terms of their

impact on the City as a whole and on their immediate surroundings, with regard to:

- i) capacity of the street system and public transit system to accommodate any increases in vehicle traffic and ridership;
 - ii) capacity of existing sewer and water systems to service the proposed development;
 - iii) integration with abutting and nearby uses;
 - iv) the long-term viability of retail and commercial activity in the Downtown; and
 - v) all other relevant Objectives and Policies in this Plan.
- b) No specific Neighbourhood Commercial Land Use Classification is shown on the Future Land Use Concept Map that is attached to and forms part of this Plan. Neighbourhood Commercial sites shall be provided, as necessary, to serve the daily needs of the residents in the neighbourhood.
- c) Neighbourhood Commercial sites shall be located along collector or arterial roadways. Care shall be taken to choose sites, which will minimize land use conflicts with nearby residential properties but, at the same time, provide convenient access to neighbourhood patrons.

19.1.2 Contract Zoning

- a) Contract Zoning may be used by Council on a case-by-case basis to deal more effectively with the development of individual lots, blocks or other small areas with servicing, site or access limitations, unique features or opportunities which could not be accommodated by the current Zoning Bylaw.
- b) Subject to the following Guidelines, the Council may rezone an area to a Contract Zone pursuant to The Planning and Development Act, 2007 in order to allow a specific development which would benefit the City but which is not currently compatible with the current zoning uses or regulations affecting the subject area:
- i) Council shall consider the nature and intensity of the surrounding uses to avoid or minimize land use conflict when investigating a rezoning proposal for a new Contract Zoning area.
 - ii) Prior to approving a rezoning for a new Contract Zone, Council shall consider whether any environmental, servicing, or public safety problems would result due to the intended uses anticipated in the Contract.
 - iii) Council shall also ensure that the land use in a proposed Contract Zone benefits the City and is consistent with the other policies of the Official Community Plan.

- iv) Council shall outline criteria for the creation of all new Contract Zones in the General Purpose of the Contract Zone in the Zoning Bylaw. These criteria will be based on, but not limited to Council's consideration of the unique physical nature of the land which may be included in the Contract Zone, the possibility of developing a mix of compatible land uses in the area, and the potential for introducing new types or forms of development which may not be possible under the current Zoning Bylaw.
- v) All proposals for a new Contract Zoning area shall be circulated to obtain the comments of the Municipal Planning Commission and any other agency or group identified by Council as having a potential interest in the matter.

BYLAW OR POLICY IMPLICATIONS

The Zoning Bylaw Map would be amended to classify these parcels as a CZ property.

FINANCIAL IMPLICATIONS

Advertising costs are billed directly to the applicant, on top of the application fee of \$500.

OTHER CONSIDERATIONS/IMPLICATIONS

All recommendations of the Municipal Planning Commission require approval of City Council.

PRESENTATION

VERBAL: X

Michelle Sanson, Director of Planning and Development Services, will be in attendance.

ATTACHMENTS

1. Application for Rezoning;
2. Aerial View of the Property;
3. Zoning Map;
4. Street View of the Property;
5. Excerpts from the Zoning Bylaw.

Respectfully Submitted By,

"Veronica Blair"
Veronica Blair
Planner 1

"Michelle Sanson"
Michelle Sanson, MCIP, RPP
Director of Planning & Development Services



PROPERTY REZONING / ZONING AMENDMENT APPLICATION

PROPERTY INFORMATION

Date of Application: Oct 4, 2019

File No. _____

Civic Address: 303 Coteau St W

Lot(s): _____ Block(s): PCL 86 & 87

Plan No. D4450 Ext 27 & 28

Existing Use of Land and Buildings:

Currently used as church.

Proposed Use of Land and Buildings:

Retail store of Home appliances and furniture.

Project Description or Purpose of Zoning Amendment:

change zoning from R1 To C1B to use the building and land for retail of Home Appliances and furniture

Reasons in support of this application (attach additional notes if needed):

the property is currently zoned R1, but the land is 100 feet by 125 feet, providing 16 parking spots, and the building is huge 6000 sqft. the land and building are too big for a single family property. However, it is perfect to be used for commercial purpose, as the land being a corner lot.

TYPE OF APPLICATION

Land Rezoning - Zoning Bylaw Map Amendment

Current Zoning District: R1

Proposed Zoning District: C1B

Current Use of the Land: church

Proposed Use of the Land: Retail of appliances and furniture

Zoning Bylaw Text Amendment

Section(s) of the Bylaw to amend (attach proposed wording or intent of amendment):



PROPERTY REZONING / ZONING AMENDMENT APPLICATION

APPLICANT INFORMATION

Applicant name and/or Company Name: Robin Liu
Mailing Address: 102067463 Saskatchewan Corp.
Phone: ST City: Regina Postal Code: _____
Cell: _____ Fax: _____
Email: _____

OWNER INFORMATION (Same as applicant)

Applicant name and/or Company Name: Ross Hardy
Mailing Address: ST City: Saskatoon Postal Code: _____
Phone: _____ Cell: _____ Fax: _____
Email: _____

APPLICATION INFORMATION

Supporting documentation and plans attached? ☒ Yes ☐ No
Application fee of \$500 attached? ☒ Yes ☐ No

PLEASE READ AND SIGN THE DISCLAIMER BELOW:

*I hereby declare that the information contained within this application is true to the best of my knowledge.

*I hereby acknowledge that it is my responsibility to ensure compliance with any applicable municipal bylaws, provincial or federal acts and regulations

*I acknowledge that submitting this application does not constitute an approval. I further understand that it is an offence under City Bylaws to start construction or change the use of a building/property without an approved development/building permit.

I hereby declare that I am the owner of the subject property, or am acting as an authorized agent of the property owner(s)

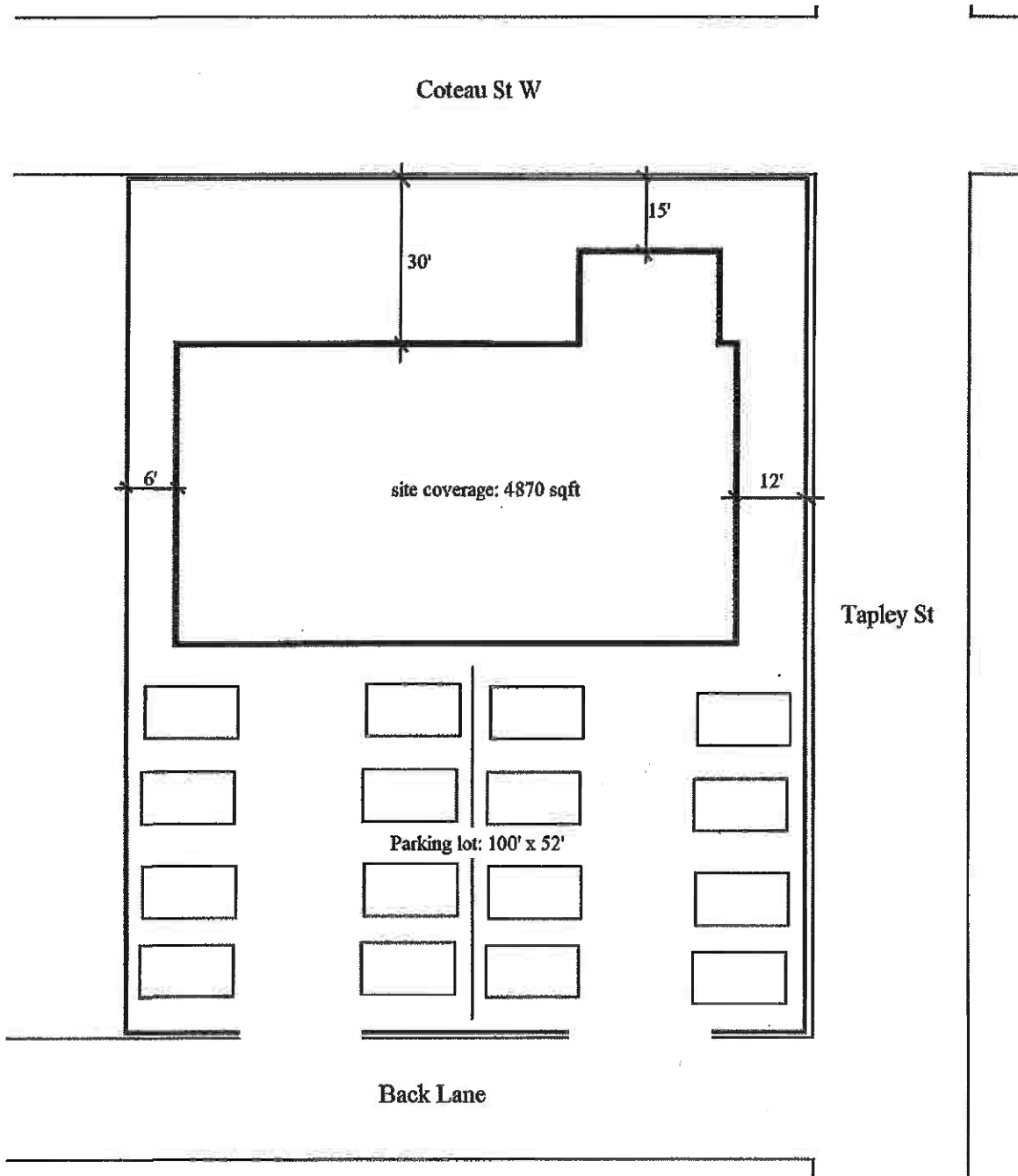
Property Owner Consent Attached: ☒ Yes ☐ No

Signature: _____

Date: Oct 4, 2019

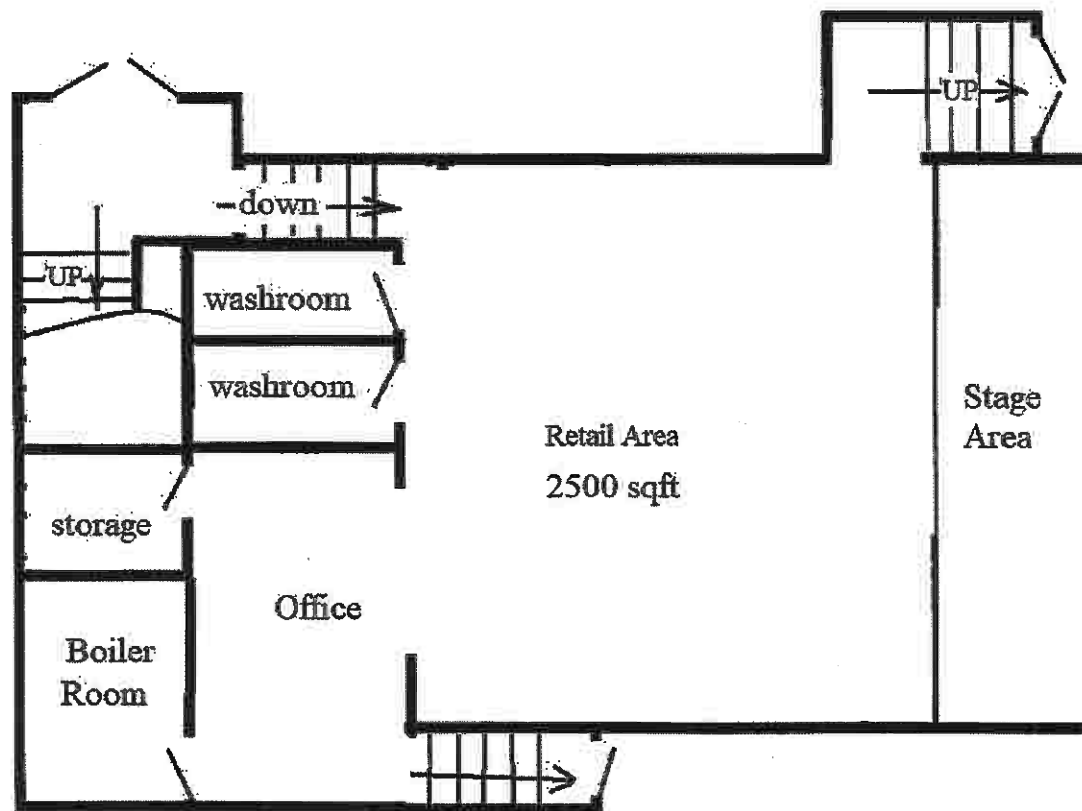
303 Coteau St W - Site Map

lot size: 100' x 125'



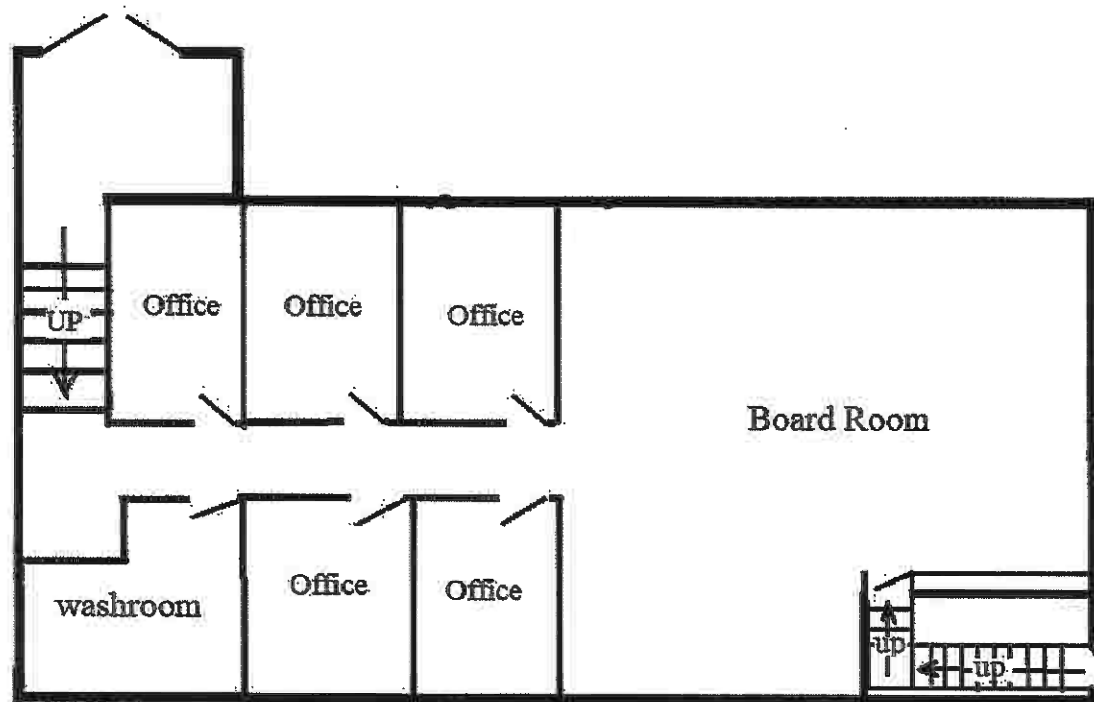
303 Coteau St W - Main Floor

Floor area: 4870 sqft



303 Coteau St W - Second Floor

floor area: 2830 sqft





Property Report

Print Date: 04-Oct-2019

Page 1 of 3

Municipality Name: CITY OF MOOSE JAW

Assessment ID Number: MOOSE-525000750 PID: 516014105

Civic Address: 303 Coteau St W
 Legal Location: Lot 86-87 Block Plan D4450 Sup
 Supplementary: LOT 86-87 SEABORN PLAN D4450

Title Acres:
 School Division: 210
 Neighbourhood: MOOSE-150
 Overall PUSE: 7300
 Call Back Year:
 Inspected: 17-Dec-2012
 Change Reason: Maintenance
 Year / Frozen ID: 2019/-2
 Predom Code: MS309 Church
 Method in Use: C.A.M.A. - Cost



URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/	Residential Land	Irregular Width(ft) 100.00 Side 1 (ft) Side 2 (ft) Area/Units 12,500.00	Prime Rate: Urban - Square Foot	\$9.00 Std.Parcel Size: 6,100.00 Land Size Multiplier: 155 Adjustment reason:	1	CO	Exempt

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4064473 0	4 - Average	(0.5) - Good	64	0	1.00	1	CO	Exempt
	Area Code(s): Porch or Closed Veranda		Base Area (sq.ft) 220	Year Built 1939	Unfin%	Dimensions		

RESIDENTIAL IMPROVEMENTS Details

Section: Porch or Closed Veranda	Building ID: 4064473 0	Section Area: 220
Quality: 4 - Average	Porch/Closed Ver Rate: Porch/Closed Ver	

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub ST
309 - Church Occupancy - Base Rate	D (Wood Frame)	B	3740667	0	1939	0.9 - Above Average	2830	2830			72		100	CO	1 Exempt
Dimensions: APEX drawing exists.															
309 - Church Basement - Finished	D (Wood Frame)	B	3740668	0	1939	0.9 - Above Average	2830	4870			72		100	CO	1 Exempt
Dimensions: APEX drawing exists.															
309 - Church Basement - Finished	D (Wood Frame)	B	3740668	1	1939	0.9 - Above Average	2040	4870			72		100	CO	1 Exempt
Dimensions: APEX drawing exists.															

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 309 - Church	Type: Occupancy - Base Rate	Building ID & Seq: 3740667/0	Section Area/Vol: 2830	Perimeter: 260
Act. Year Built: 1939				
Description :	Occupancy Type : Occupancy - Base Rate	Construction Class : D (Wood Frame)		
Construction Quality : B - Average	Heating Type 1 : 100% - Forced Hot Air	Heating Type 2 :		
Ventilation 1 : 100% - No Ventilation	Ventilation 2 :	Air Conditioning Type 1 : 100% - No Air Conditioning		
Air Conditioning Type 2 :	Sprinklers 1 : 100% - No Sprinklers	Sprinklers 2 :		
Elevators : No Elevators	Storey Height : 12	Total # of Storeys: Section : 01 Storey		
Total # of Storeys: Building : 01 Storey	Unit-In-Place Component :	Physical Condition : 0.9 - Above Average		

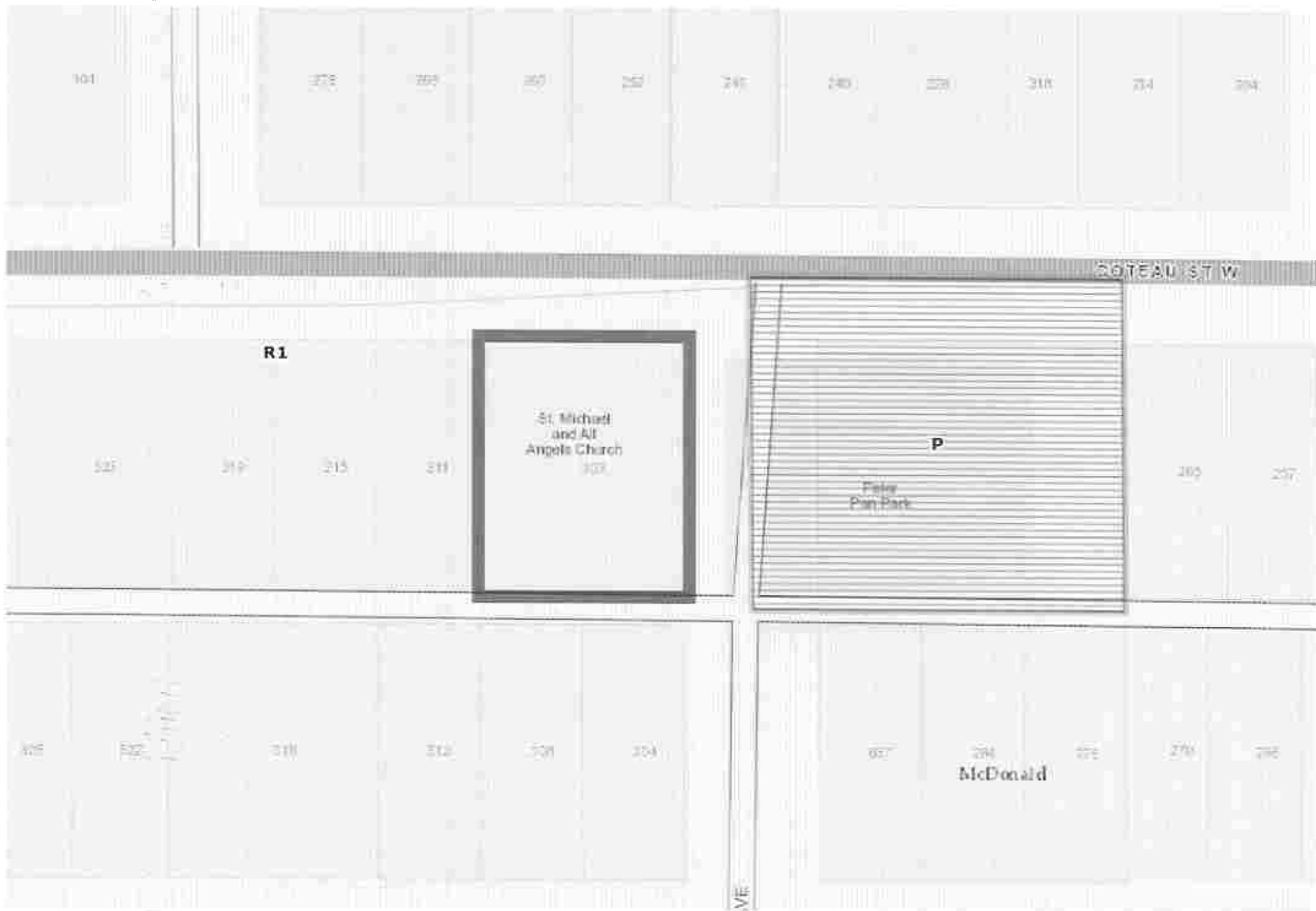
Sub Model: 309 - Church	Type: Basement - Finished	Building ID & Seq: 3740668/0	Section Area/Vol: 2830	Perimeter: 346
Act. Year Built: 1939				
Description :	Occupancy Type : Basement - Finished	Construction Class : D (Wood Frame)		
Construction Quality : B - Average	Heating Type 1 : 100% - Forced Hot Air	Heating Type 2 :		
Ventilation 1 : 100% - No Ventilation	Ventilation 2 :	Air Conditioning Type 1 : 100% - No Air Conditioning		
Air Conditioning Type 2 :	Sprinklers 1 : 100% - No Sprinklers	Sprinklers 2 :		
Elevators : No Elevators	Storey Height : 10	Total # of Storeys: Section : 01 Storey		
Total # of Storeys: Building : 01 Storey	Unit-In-Place Component :	Physical Condition : 0.9 - Above Average		

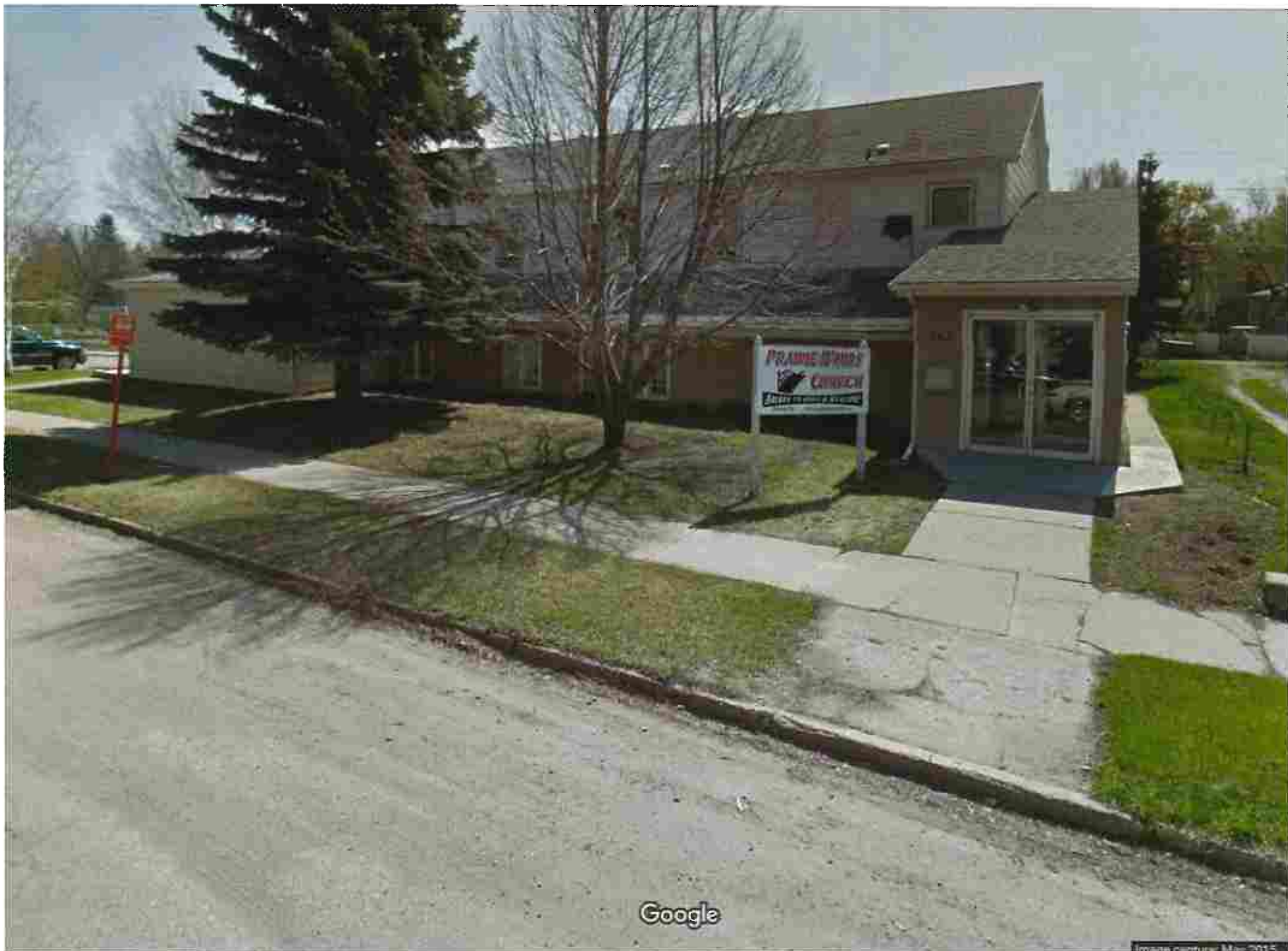
Sub Model: 309 - Church	Type: Basement - Finished	Building ID & Seq: 3740668/1	Section Area/Vol: 2040	Perimeter: 346
Act. Year Built: 1939				
Description :	Occupancy Type : Basement - Finished	Construction Class : D (Wood Frame)		
Construction Quality : B - Average	Heating Type 1 : 100% - Forced Hot Air	Heating Type 2 :		
Ventilation 1 : 100% - No Ventilation	Ventilation 2 :	Air Conditioning Type 1 : 100% - No Air Conditioning		
Air Conditioning Type 2 :	Sprinklers 1 : 100% - No Sprinklers	Sprinklers 2 :		
Elevators : No Elevators	Storey Height : 10	Total # of Storeys: Section : 01 Storey		
Total # of Storeys: Building : 01 Storey	Unit-In-Place Component :	Physical Condition : 0.9 - Above Average		

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Improvement	\$311,800		1	Comm & Industrial Other	100%	\$0		\$311,800		Exempt
Non-Agricultural	\$75,800		1	Comm & Industrial Other	100%	\$0		\$75,800		Exempt
Total of Assessed Values:	\$387,600									
				Total of Taxable/Exempt Values:		\$0		\$387,600		







Google

Image capture: May 2015

7.2 C1B MIXED USE NEIGHBOURHOOD COMMERCIAL DISTRICT

7.2.1 PURPOSE

The purpose of the C1B Mixed Use Neighbourhood Commercial District is to provide an area that permits mixed use development which may include a limited range of commercial and institutional, and medium density residential uses that are generally compatible with residential land uses and are intended to serve convenience needs of residents within that neighbourhood.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 7.2.2)								
Site Frontage	Site Area (m²)	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Minimum Building Floor Area (m²)	Maximum Building Height	Maximum Site Coverage
7.5	225	0	7.5	4.5	0	-	14	50%

(Bylaw No. 5589, 2019)

PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Art Galleries**
- **Bakeries**
- **Convenience Stores**
- **Dry Cleaners**
- **Dwelling units or multiple dwelling units in conjunction with and attached to any other permitted use** – refer to Section 7.2.2.1
- **Financial Institutions**
- **Home Occupations** – refer to Section 4.14
- **Medical Clinics**
- **Minor Shopping Centres**
- **Offices**
- **Personal Service Establishments**
- **Pet Grooming**
- **Photography Studios**
- **Retail Stores** – refer to Section 7.2.2.2
- **Restaurants** – refer to Section 7.2.2.2
- **Veterinary Clinics – Type 1**

(Bylaw No. 5589, 2019)

DISCRETIONARY USES

- **Day Care Centres/Pre-Schools** – refer to Section 4.9

- **Licensed Facilities in conjunction with and attached to a restaurant** – refer to Sections 7.2.2.2
- **Private Schools**

(Bylaw No. 5589, 2019)

7.2.2 NOTES TO DEVELOPMENT STANDARDS

1. Dwelling units or multiple dwelling units shall not be located at grade.
2. The maximum building floor area of each restaurant or retail store on a site shall not exceed 325 square metres.
3. Where a C1B District abuts any R District without the intervention of a street or lane, a side yard shall be provided of a width of not less than 1.5 metres for the side yard abutting the R District.
4. Parking requirements found in Section 5.

(Bylaw No. 5589, 2019)

10.8 CZ CONTRACT ZONING DISTRICT

10.8.1 PURPOSE

The purpose of Contract Zoning is to allow City Council, on a case by case basis to deal more effectively with the development of individual sites, blocks or other small areas with servicing, site or access limitations, unique features or opportunities which could not be accommodated by the current Zoning Bylaw.

10.8.2 APPLICATION

- i. The zone may only be applied on:
 - a. small or irregularly shaped sites;
 - b. sites restricted by physical barriers such as water courses, slopes, etc.;
 - c. infill or mixed use areas and historically sensitive areas; or
 - d. areas to accommodate unique features or development opportunities.
- ii. no contract zone shall be designated on a part of a building or structure based on a leasehold interest of any person in the land on which the building or structure is situated.

10.8.3 PERMITTED USES

Only uses specified in the contract agreement shall be allowed.

10.8.4 DEVELOPMENT STANDARDS

The regulations respecting site size, frontage, coverage, floor area ratio, building height and yards, signs, landscaping, parking, payment in lieu of parking, and loading shall be those specified in the contract agreement.

10.8.5 DEVELOPMENT REQUIREMENTS AND PROCEDURES

- i. Each application for a contract zone shall be evaluated on its own merits in accordance with the guidelines in Section 19.1.2 of the Official Community Plan for assessing contract zone proposals and requirements for evaluating discretionary uses in Section 3.15.5 of this Bylaw.
- ii. Where the proposal meets the requirements of this subsection, Council may enter into a zoning contract or agreement with the individual or corporation for the purpose of accommodating the request to re-zone the land.
- iii. Council may, in approving the zoning contract, attach conditions, which in its opinion, are necessary to implement the guidelines and ensure compatibility between the proposal and surrounding land

uses and are only limited by the provisions of *The Planning and Development Act, 2007*.

- iv. The procedures for an amendment to the zoning bylaw specified in Section 3.16 of this Bylaw shall be used in processing applications for zoning contracts.

10.8.6 SPECIAL PROVISIONS FOR ZONING AGREEMENTS OR CONTRACT ZONING

A zoning designation, which is subject to an agreement entered into pursuant to the provisions of section 72 of *The Planning and Development Act 2007*, and section 19.1.2 of the Official Community Plan, shall be indicated on the Zoning Map. This will be indicated on the zoning map by the addition of the Bylaw number authorizing the agreement after the zoning district designation.

10.8.7 REFERENCE

- i. The use of the symbol "CZ" in the Zoning Maps and text shall indicate a property which has been re-zoned through a contractual agreement between a person or corporation and the City.
- ii. All approved zoning contracts shall be added to the Zoning Bylaw as part of Appendix "A" entitled Contract Zoning Agreements.