

**APPROVAL PAGE
AMENDMENT NO. 46 TO THE OFFICIAL PLAN
OF THE CITY OF KANATA**

I hereby certify that Amendment No. 46 to the Official Plan of the City of Kanata, which has been adopted by the Council of the City of Kanata, was approved by the Council of the Regional Municipality of Ottawa-Carleton on _____ 1999, under Sections 17 and 21 of the Planning Act, 1990, except:

A. the following which was modified under Section 17(34) of the Planning Act, 1990:

Modification No. 1

PART B - THE AMENDMENT, Details, Part E, be modified by deleting the policies of Section 6.9.4 and replacing them with the following:

1. “The submission and acceptance by the City of Kanata of:
 - a) a market study that demonstrates there will be no adverse impact on the Regional Shopping Centre in the Kanata Town Centre and other significant retail nodes until such time as the Regional Shopping Centre achieves 50,000 sq. m of gross leasable floor area, at which time, this requirement will only be imposed at the discretion of the City.
 - b) a site plan application under Section 41 of the Planning Act.
 - c) a traffic impact study to identify what roadway/intersection modifications are required to support the scale of development proposed.
 - d) other information as may be required by the City.
2. Implementing zoning by-law amendments shall establish standards for a Retail Warehouse, Large Retail Warehouse and Planned Retail Centre, including minimum and maximum lot area, parking and loading requirements as well as gross leasable area, building height, setback and landscaping provisions, but, subject to subsection 6 herein, site specific zoning by-law amendments shall be required to permit such uses.
3. An internal restaurant is permitted as an accessory use.

4. The maximum gross leasable floor area for Retail Warehouse, Large Retail Warehouse and Planned Retail Centre uses shall not exceed 10,000 sq. m per lot if located in any Business Park as defined in the City of Kanata Official Plan. This policy shall apply until the Regional Scale Retail Facility as defined in the RMOC Official Plan, located in the Kanata Town Centre, develops 50,000 sq. m gross leasable floor area. When this threshold has been met, Retail Warehouses, Large Retail Warehouses and Planned Commercial Centres can exceed 10,000 sq. m of gross leasable floor area but not the lesser of 35,000 sq. m of gross leasable floor area or the maximum gross leasable floor area permitted in the site specific implementing zoning by-law.
5. The City of Kanata shall require or undertake the preparation of a secondary plan for the business parks where retail warehouses are proposed, to establish how best to interface retail warehousing with traditional office commercial uses through an appropriate pattern of land use and roads; confirm infrastructure requirements including alignments; as well as create design guidelines for architecture, signage, landscaping and lighting.
6. Retail Warehouses and Planned Retail Centres shall not be permitted in Kanata's business parks and industrial areas for a period of three years following the date the Ontario Municipal Board approves LOPA 46 and the implementing zoning by-law amendments."

Dated this day of July 1999.

s
e
a
l

Clerk, Regional Municipality of Ottawa-Carleton