

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2023**

Item 3, Report No. 12, of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on March 21, 2023.

**3. BLOCK 34 W - EMPLOYMENT LANDS PARCEL #1 - OP.22.019, Z.22.040, PARCEL #2 - OP.22.020, Z.22.041 - PART OF LOT 29, CONC 5, PART OF 11421 AND 11455 WESTON RD, KIRBY RD AND WESTON RD**

**The Committee of the Whole (Public Meeting) recommends:**

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated February 28, 2023, be approved;**
- 2. That the comments by Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, and Communication C6, presentation material, dated February 28, 2023, be received; and**
- 3. That the Communication C1 from Ed Hiutun, Stevenson Whelton Barristers, Keele Street, Vaughan, dated February 15, 2023, be received.**

**Recommendations**

- 1. THAT the Public Meeting report for the following applications BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole:**
  - a) Parcel #1 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.019 and Z.22.040 (Weston Valley Investments (Block 34) Inc.)**
  - b) Parcel #2 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.020 and Z.22.041 (Western Point Builders Inc.)**

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, February 28, 2023      **WARD:** 1

**TITLE: BLOCK 34 WEST – EMPLOYMENT LANDS**

**PARCEL #1 – WESTON VALLEY INVESTMENTS (BLOCK 34)  
INC.**

**OFFICIAL PLAN AMENDMENT FILE OP.22.019**

**ZONING BY-LAW AMENDMENT FILE Z.22.040**

**PART OF LOT 29, CONCESSION 5**

**PARCEL #2 – WESTERN POINT BUILDERS INC.**

**OFFICIAL PLAN AMENDMENT FILE OP.22.020**

**ZONING BY-LAW AMENDMENT FILE Z.22.041**

**PART OF 11421 AND 11455 WESTON ROAD**

**SOUTHEAST QUADRANT OF KIRBY ROAD AND WESTON  
ROAD – WEST SIDE OF HIGHWAY 400**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit draft plans of subdivision consisting of a Mixed-Use Employment/Commercial Development which will include an Open Space Block, a Stormwater Management Pond Block, and a Public Street (Street 'A') as shown on Attachments 2 to 3.

### **Report Highlights**

- The Owners propose employment plans of subdivision to include a Mixed-Use Employment/Commercial Block, an Employment Block, an Open Space Block, a Stormwater Management Pond Block, and a Public Street (Street 'A').
- Official Plan and Zoning By-law Amendments are required to permit the development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

### **Recommendation**

1. THAT the Public Meeting report for the following applications BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole:
  - a) Parcel #1 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.019 and Z.22.040 (Weston Valley Investments (Block 34) Inc.)
  - b) Parcel #2 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.020 and Z.22.041 (Western Point Builders Inc.)

### **Background**

Location: Parcel #1 - Part of Lot 29, Concession 5 and Parcel #2 – a part of 11421 and 11455 Weston Road (the 'Subject Lands') are located in the southeast quadrant of Kirby Road and Weston Road west of Highway 400. The Subject Lands and the surrounding land uses are shown on Attachment 1.

A total of 5 additional applications – (OP.22.017, Z.22.037, & 19T-22V011 – Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited, OP.22.018, Z.22.038, & 19T-22V012 – Weston Real Estate Holdings Inc. and Z.22.039 and 19T-22V013 – Edenbrook (Weston) Inc.) were submitted for the southern portion of Block 34 West for residential plans of subdivision. These applications will be heard under a separate Item at the February 28, 2023, Public Meeting and is provided here for background information purposes only.

Date of Pre-Application Consultation Meeting: November 11<sup>th</sup>, 2021

Date applications were deemed complete: December 16<sup>th</sup>, 2022

### ***Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the development***

The Owners have submitted the following applications ('Applications') for the Subject Lands to permit the development as shown on Attachments 2 to 3:

1. Parcel #1 – Official Plan Amendment and Zoning By-law Amendment Files OP.22.019 and Z.22.040:

- a) Official Plan Amendment File OP.22.019 to amend the policies of Vaughan Official Plan 2010, Volume 2, Section 11.4 - Highway 400 North Employment Lands Secondary Plan to redesignate a portion of the Subject Lands fronting Weston Road from “Prestige Areas – Office/Business Campus” to “Mixed Use Area – Employment/Commercial”
- b) Zoning By-law Amendment File Z.22.040 to amend:
  - i) Zoning By-law 1-88 to rezone the Subject Lands from “OS1 - Open Space Conservation Zone” and “A - Agricultural Zone” as shown on Attachment 2, to “C2 – General Commercial Zone” and “OS1 – Open Space Conservation Area Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 4
  - ii) Zoning By-law 001-2021 to rezone the Subject Lands from “EP - Environmental Protection Zone” and “FD - 1110 Future Development Zone” subject to site specific exception 1110 as shown on Attachment 2, to “EMU – Employment Commercial Mixed Use Zone” and “EP – Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of Attachment 4
- c) Related Draft Plan of Subdivision File 19T-22V014, as shown on Attachment 2, to facilitate a mixed-use commercial / employment development consisting of the following:

| Lots/<br>Blocks | Land Use              | Area (ha) |
|-----------------|-----------------------|-----------|
| Block 1         | Mixed-use             | 3.42      |
| Block 2         | Employment/Commercial | 16.10     |
| Block 3         | Open Space            | 0.02      |
|                 | Road Widening         |           |
| Total           |                       | 19.54 ha  |

2. Parcel #2 – Official Plan Amendment and Zoning By-law Amendment Files OP.22.020 and Z.22.041:

- a) Official Plan Amendment File OP.22.020 to amend the policies of Vaughan Official Plan 2010, Volume 2, Section 11.4 - Highway 400 North Employment Lands Secondary Plan to redesignate

11455 Weston Road from “Prestige Areas – Office/Business Campus” to “Mixed Use Area - Employment/Commercial” and to redesignate a portion of the Subject Lands from “Mixed Use Area – Employment/Commercial” to “Prestige Areas – Office/Business Campus”

b) Zoning By-law Amendment File Z.22.041 to amend:

- i) Zoning By-law 1-88 to rezone a portion of the Subject Lands from “OS1 - Open Space Conservation Zone” and “A - Agricultural Zone” as shown on Attachment 2, to “C2 – General Commercial Zone”, “EM1 – Prestige Employment Area Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 4
- ii) Zoning By-law 001-2021 to rezone a portion of the Subject Lands from “FD - 1110 Future Development Zone” subject to site specific exception 1110 as shown on Attachment 2, to “EMU – Employment Commercial Mixed-Use Zone”, “EM1 – Prestige Employment Zone”, “OS1 – Public Open Space Zone” and “EP – Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of Attachment 4

c) Related Draft Plan of Subdivision File 19T-22V015 as shown on Attachment 2, to facilitate a mixed-use commercial/employment development consisting of the following:

| Lots/<br>Blocks  | Land Use                            | Area (ha) |
|------------------|-------------------------------------|-----------|
| Block 1          | Mixed Use                           | 2.4       |
| Block 2          | Employment/Commercial<br>Employment | 3.28      |
| Block 3          | Stormwater Management               | 3.03      |
| Block 4          | Open Space                          | 3.42      |
| Block 5-7        | Road Widenings                      | 0.19      |
| Roads (Street A) |                                     | 1.47      |
| Total            |                                     | 13.79 ha  |

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Meeting was circulated: December 22, 2022.

The Notice of Public Meeting was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along both Weston Road and Kirby Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 750 m of the Subject Lands, including the residential properties to the south, and to the MacKenzie Ridge Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.

The following is a summary of written comments received as of February 14<sup>th</sup>, 2023. The comments are organized by theme as follows:

**Environmental Impacts**

- the Development may change the physical contour and may block the ground water flow and/or disrupt the natural flow of water which may cause flooding around Kirby Road to the north and the adjacent lands.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

None.

**Analysis and Options**

***An amendment to Vaughan Official Plan 2010 is required to permit the development***

Parcel # 1 – Official Plan Amendment Application File OP.22.019

**Official Plan Designation:**

- "Employment Areas", "Natural Areas and Countryside" and within the Greenbelt Plan Area on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Prestige Areas – Office/Business Campus" and "Greenbelt Natural System Area" by Vaughan Official Plan, 2010, Vol. 2 - Section 11.4 Highway 400 North Employment Lands Secondary Plan
- The "Prestige Areas – Office/Business Campus" designation permits employment and commercial uses
- An amendment to VOP 2010 is required to redesignate the "Prestige Areas – Office/Business Campus" portion of Subject Lands fronting Weston Road, to "Mixed

Use Area – Employment/Commercial” to permit the proposed mixed-use commercial/employment development

Parcel # 2 – Official Plan Amendment Application File OP.22.020

Official Plan Designation:

- “Employment Areas”, “Natural Areas and Countryside” and within the Greenbelt Plan Area on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Prestige Areas – Office/Business Campus”, “Mixed Use Area – Employment/Commercial” and “Greenbelt Natural System Area” by Vaughan Official Plan, 2010, Vol. 2 - Section 11.4 Highway 400 North Employment Lands Secondary Plan
- An amendment to VOP 2010 is required to redesignate the “Prestige Areas – Office/Business Campus” (11455 Weston Road) to “Mixed Use Area – Employment/Commercial” and redesignate a portion of the Subject Lands fronting Weston Road from “Mixed-Use Area – Employment/Commercial” to Prestige Areas – General Office/Business Campus” to permit the proposed mixed-use commercial/employment development

***Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law***

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

Parcel # 1 - Zoning By-law Amendment File Z.22.040

Zoning By-law 1-88

- “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88
- These Zones do not permit the proposed uses
- The Owner proposes to rezone the Subject Lands to “C2 – General Commercial Zone” and “OS1 – Open Space Conservation Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 1 of Attachment 4 to permit the Development

Zoning By-law 001-2021

- “EP Environmental Protection Zone” and “FD-1110 Future Development Zone” subject to site specific exception 1110 by Zoning By-law 001-2021
- These Zones do not permit the proposed uses
- The Owner proposes to rezone the Subject Lands to “EMU - Employment Commercial Mixed-Use Zone” and “EP – Environmental Protection Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 2 of Attachment 4 to permit the Development

Parcel # 2 - Zoning By-law Amendment File Z.22.041

Zoning By-law 1-88

- “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88

- These Zones do not permit the proposed uses as contemplated
- The Owner proposes to rezone the Subject Lands to “C2 – General Commercial Zone”, “EM1 – Prestige Employment Area Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 1 of Attachment 4 to permit the Development

#### Zoning By-law 001-2021

- “EP Environmental Protection Zone” and “FD-1110 Future Development Zone” subject to site specific exception 1110 by Zoning By-law 001-2021
- These Zones do not permit the proposed uses
- The Owner proposes to rezone the Subject Lands to “EMU – Employment Commercial Mixed-Use Zone”, “EM1 – Prestige Employment Zone”, “OS1 – Public Open Space Zone” and “EP – Environmental Protection Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 2 of Attachment 4 to permit the Development

***Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail***

|    | <b>MATTERS TO BE REVIEWED</b>  | <b>COMMENT(S)</b>   |
|----|--|---|
| a. | Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies | <ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’), the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010 Vol. 2 - Section 11.4 Highway 400 North Employment Lands Secondary Plan.</li> <li>▪ The appropriateness of the amendments to VOP 2010 Vol. 2 will be reviewed in consideration of the proposed land uses, building heights, site development and surrounding land uses.</li> </ul> |
| b. | Appropriateness of Amendments Zoning By-laws 1- 88 and 001-2021                                  | <ul style="list-style-type: none"> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> <li>▪ The proposed Place of Worship in the C2 General Commercial Zone (Parcel #2) and the Shopping Centre, Hospital and Long-Term Care Facility in the EMU (Parcel #1) Zone will be reviewed in terms of compatibility with the zone and permissions and the proposed surrounding land uses.</li> </ul>   |



|    | <b>MATTERS TO BE REVIEWED</b>  | <b>COMMENT(S)</b>  |
|----|--|--|
| c. | Related Draft Plans of Subdivision Files (19T-22V014 and 19T-22V015) | <ul style="list-style-type: none"> <li>Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.</li> </ul>  |
| d. | Studies and Reports  | <ul style="list-style-type: none"> <li>The Owners submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.</li> </ul> |
| e. | Allocation and Servicing   | <ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>                 |
| f. | Urban Design Guidelines  | <ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.</li> </ul>  |
| g. | Public Agency/Municipal Review                                       | <ul style="list-style-type: none"> <li>The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority (TRCA), TransCanada Pipelines Limited, external public agencies and utilities and the Public, Separate, and French School Boards.</li> </ul>  |
| h. | Sustainable Development  | <ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Gold score of 41.</li> </ul>  |
| i. | Parkland Dedication  | <ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.</li> </ul>  |
| j. | TRCA   | <ul style="list-style-type: none"> <li>The Subject Lands are within the Regulated Area of the TRCA. The Applicant will have to ensure the appropriate buffers are provided to any natural features,</li> </ul>   |

|    | <b>MATTERS TO BE REVIEWED</b>        | <b>COMMENT(S)</b>   |
|----|--------------------------------------|---|
|    |                                      | and that the Applications are to the satisfaction of the TRCA and the City prior to Approval.   |
| k. | TransCanada PipeLines Limited (TCPL) | <ul style="list-style-type: none"> <li>▪ The TransCanada Pipeline traverses Parcel #1 through the open space lands. No development is proposed in this area.</li> <li>▪ TCPL has provided development and regulatory requirements for the development to be included as conditions of the Draft Plan approval and Subdivision Agreement.</li> </ul> |
| l. | Tree Protection                      | <ul style="list-style-type: none"> <li>▪ Should the Applications be approved, the Owners will be required to enter into a Tree Protection Agreement with the City of Vaughan in accordance with By-law 052-2018 to protect any existing trees on the Subject Lands that are in good condition.</li> </ul>   |
| m. | MTO                                  | <ul style="list-style-type: none"> <li>▪ The Applications are subject to review by the MTO as the Subject Lands are in close proximity to Highway 400. A 14 m setback may be required.</li> </ul>   |

### **Financial Impact**

There are no financial requirements for new funding associated with this report.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for OP.22.019 and OP.22.020. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact Christina Ciccone, Senior Planner, Development Planning Department, ext. 8773

## **Attachments**

1. Context and Location Map
2. Proposed Official Plan, Zoning and Draft Plans of Subdivision
3. Master Landscape Plan
4. Site Specific Exceptions - Zoning Tables, By-laws 1-88 and 001-2021

## **Prepared by**

Christina Ciccone, Senior Planner, ext. 8773

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Nancy Tuckett, Director, Director of Development Planning, ext. 8529

## **Approved by**

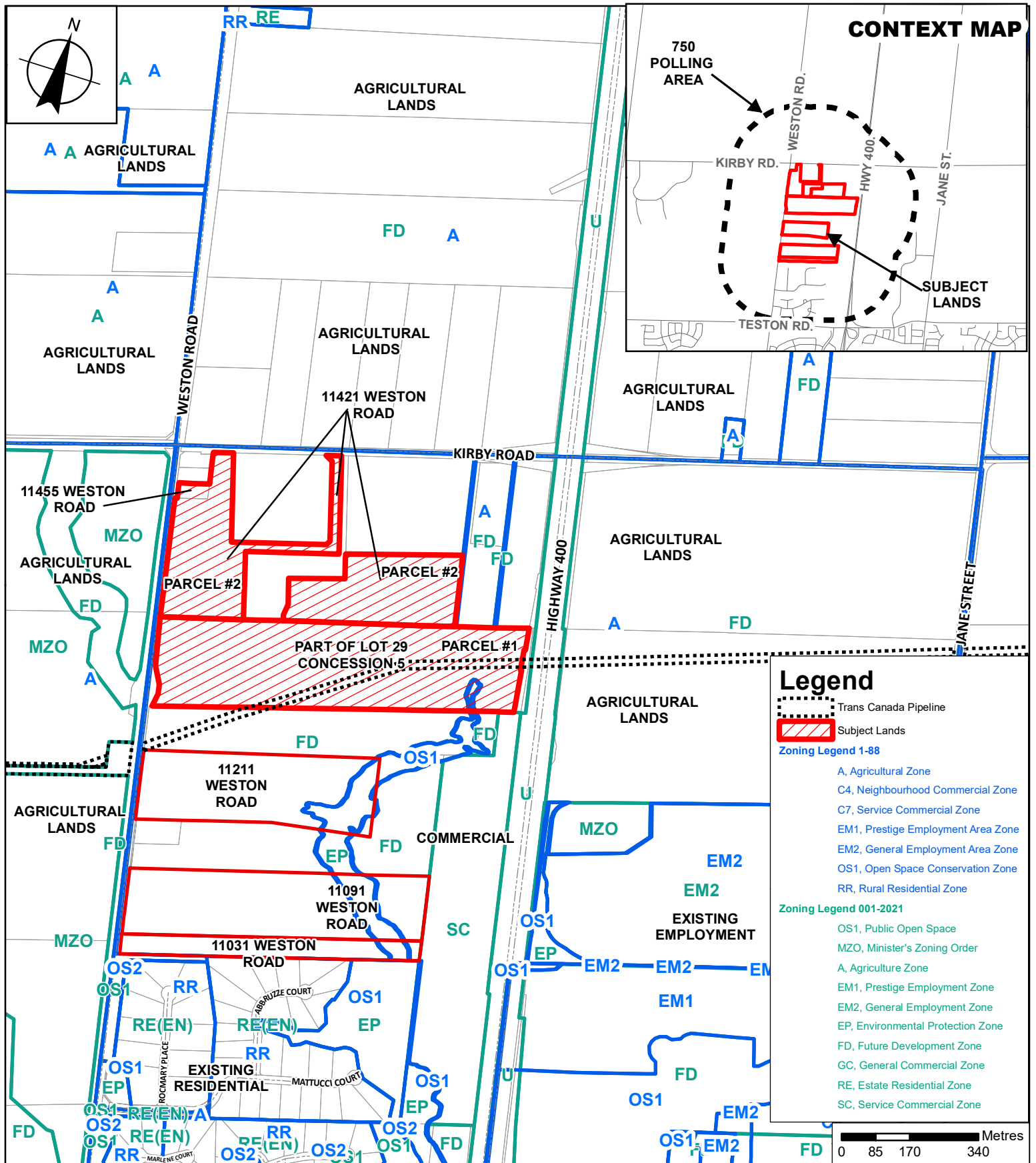


Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

## **Reviewed by**



Nick Spensieri, City Manager



## Context and Location Map

**LOCATION:**  
Part of Lot 29, Concession 5  
Part of 11421 & 11455 Weston Road

**APPLICANT:**  
Weston Valley Investments (Block 34) Inc. Parcel 1  
Western Point Builders Inc. Parcel 2



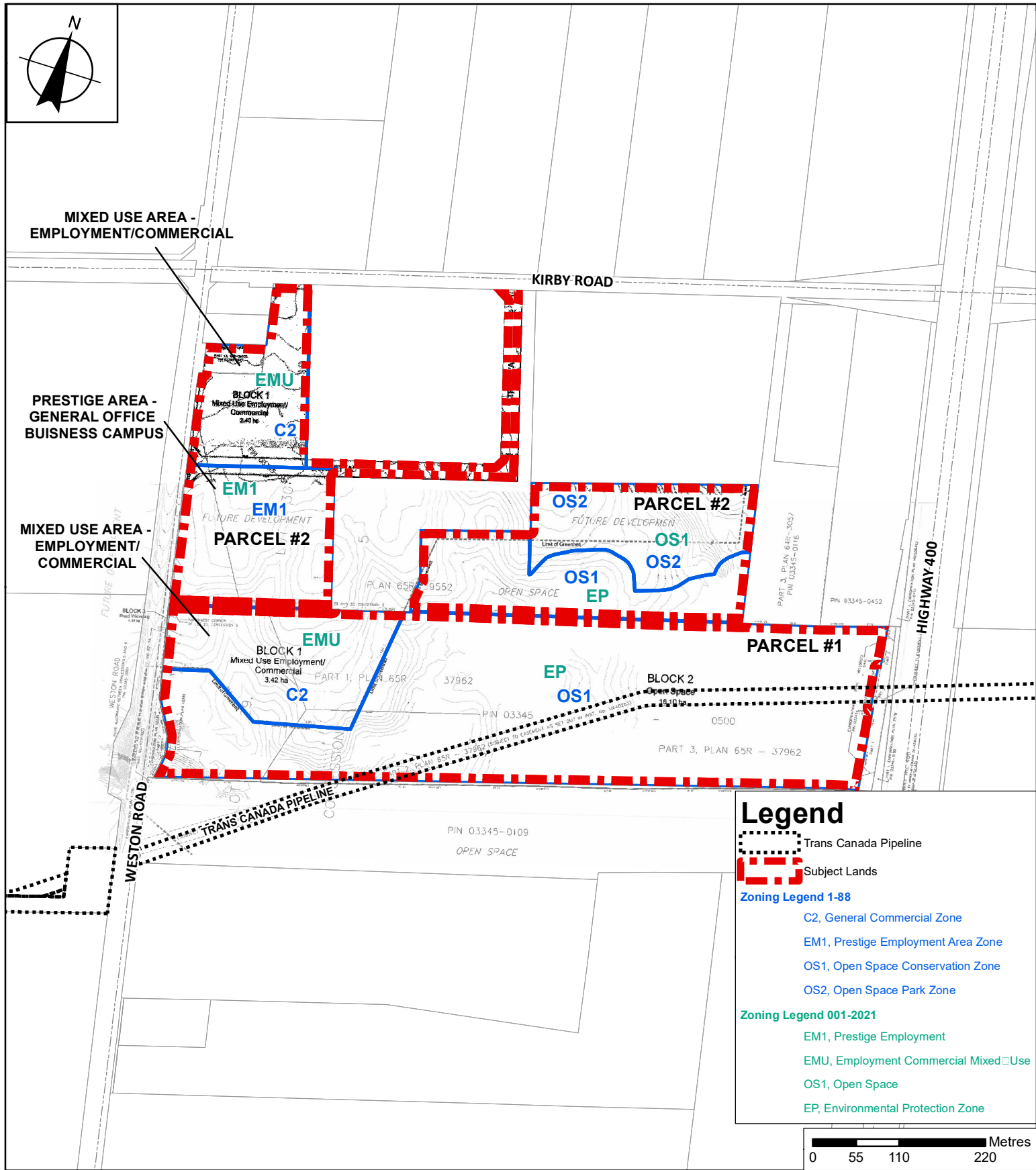
## Attachment

**FILE:**  
Parcel 1 OP.22.019 and Z.22.040  
Parcel 2 OP.22.020 and Z.22.041

**RELATED FILES:**  
19T-22V014, 19T-22V015

**DATE:**  
February 28, 2023

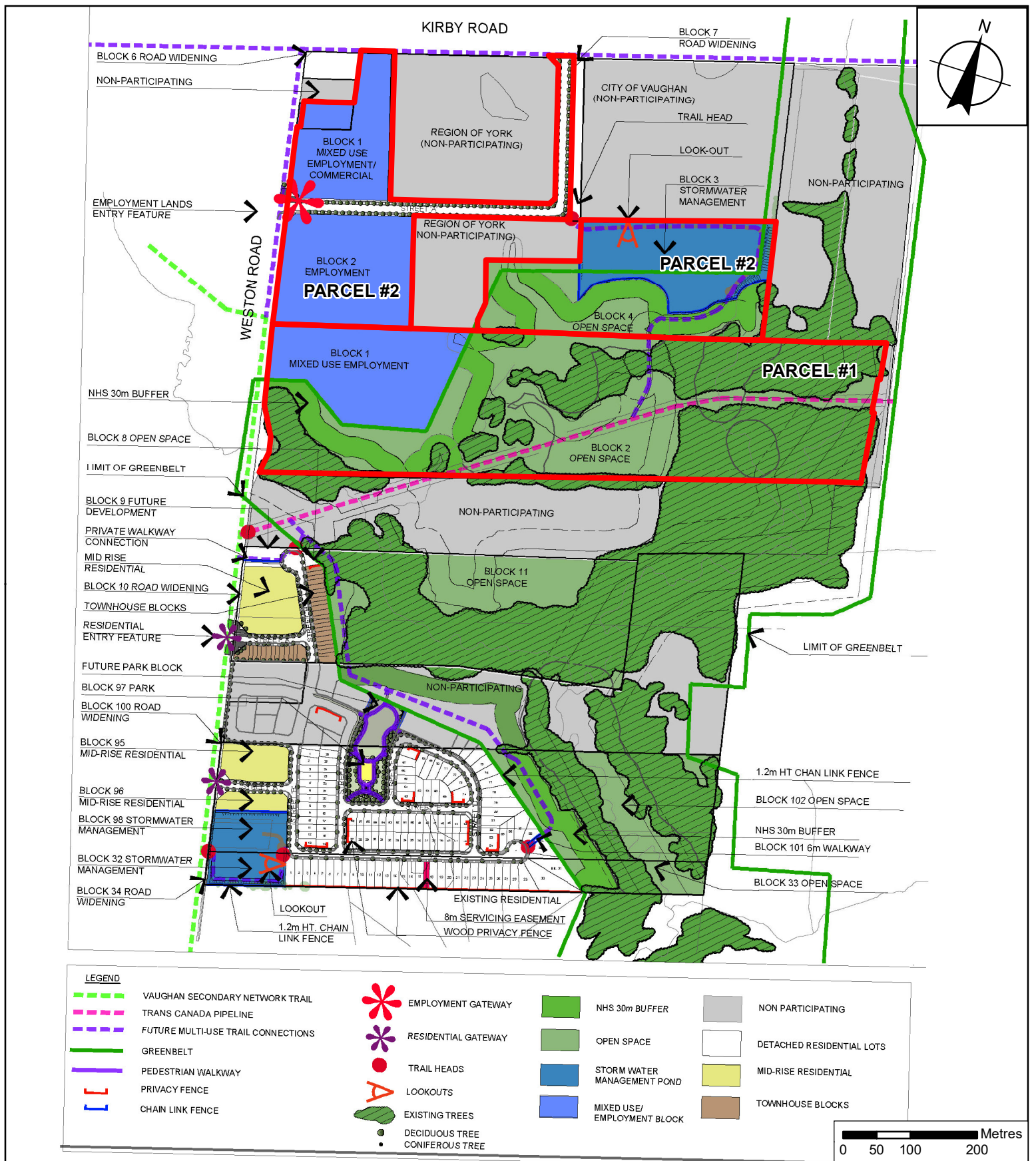
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## Attachment

# 2





# Master Landscape Plan

**LOCATION:**  
Part of Lot 29, Concession 5  
Part of 11421 & 11455 Weston Road

**APPLICANT:**  
Weston Valley Investments (Block 34) Inc. Parcel 1  
Western Point Builders Inc. Parcel 2



## Attachment

**FILE:**  
Parcel 1 OP.22.019 and Z.22.040  
Parcel 2 OP.22.020 and Z.22.041

**RELATED FILES:**  
19T-22V014, 19T-22V015

**DATE:**  
February 28, 2023

3

## Attachment 4: Site Specific Exceptions - Zoning Tables

### By-law 1-88 and By-law 001-2021

**Parcel #1 - Zoning By-law Amendment File Z.22.040**

**Zoning By-law 1-88**

Table 1

|    | <b>Zoning By-law 1-88<br/>Standard</b>                                     | <b>C2 – General Commercial<br/>Zone Requirement</b>  | <b>Proposed Exceptions to the<br/>C2 - General Commercial<br/>Zone Requirement</b> |
|----|--|--|--|
| a. | Minimum Front Yard   | 15 m   | 7 m  |
| b. | Minimum Interior Side<br>Yard  | 6 m  | 1.5 m  |
| c. | Minimum Exterior Side<br>Yard  | 9 m  | 3.5 m  |
| d. | Minimum Rear Yard  | 15 m   | 7.5 m  |
| e. | Maximum Building Height  | 11 m   | 32 m   |
| f. | Maximum Lot Coverage   | 30%  | Shall not apply  |
| g. | Minimum Lot Depth  | 60 m   | Shall not apply  |
| h. | Minimum Setback from an<br>'R' Zone to any Building or<br>Open Storage Use | 13.5 m   | 0 m  |
| i. | Definition of a "Landscape<br>Area"  | Means an area of land<br>comprising trees, shrubs,<br>flowers, grass or other<br>horticultural elements.<br>Landscaping may include<br>paths, patios, walkways,<br>decorative stonework or other<br>architectural elements | Shall mean an area of land<br>used exclusively for soft and<br>hard landscape      |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 1-88<br/>Standard</b> | <b>C2 – General Commercial<br/>Zone Requirement</b>   | <b>Proposed Exceptions to the<br/>C2 - General Commercial<br/>Zone Requirement</b>  |
|----|--|---|---|
| j. | Minimum Landscaped Area                | A strip of land not less than 6 m in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping  | Minimum landscape strip shall be 3.5 m  |
| k. | Landscaping Area                       | Where a Commercial Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 2.4 m in width and inside the Commercial Zone and abutting its boundary shall be used for no purpose other than landscaping. | Minimum required landscape strip on any interior side lot line or rear lot line abutting a Residential Zone or an Open Space Zone shall be 3 m  |
| l. | Permitted Uses                         | This zone permits a range of commercial uses including uses permitted in the C1 - Restricted Commercial Zone  | Permit the following additional Uses:<br>- Automotive Detailing<br>- Clinic<br>- Commercial School<br>- Commercial Storage<br>- Community Facility<br>- Community Garden<br>- Day Nursery<br>- Drive-Through (Accessory)<br>- Emergency Services<br>- Micro-Manufacturing<br>- Outdoor Display Area<br>- Place of Worship<br>- Print shop<br>- Public Parking<br>- Retail convenience<br>- Seasonal Outdoor Play Area<br>- Shopping Centre<br>- Studio<br>- Supermarket<br>- Temporary Sales Office<br>- Urban Square |



**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 1-88<br/>Standard</b> | <b>C2 – General Commercial<br/>Zone Requirement</b>   | <b>Proposed Exceptions to the<br/>C2 - General Commercial<br/>Zone Requirement</b>   |
|----|--|---|--|
| m. | Notes                                  | -   | To add Note 17, which shall state:<br><br>“For yards adjacent to an Open Space Zone, no increase in side yard is required up to 32 m maximum height” |
|    | <b>Zoning By-law 1-88<br/>Standard</b> | <b>OS1 – Open Space Park Zone<br/>Requirement</b>   | <b>Proposed Exceptions to the<br/>OS1 – Open Space Park<br/>Zone Requirement</b>   |
| n. | Definition of a “Landscape Area”       | Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements | Shall mean an area of land used exclusively for soft and hard landscape  |
| o. | Permitted Uses                         | This zone permits Recreational Uses, Institutional Uses and Conservation Uses.<br><br>A Stormwater Management Facility is not a permitted use.  | Permit the following additional Uses:<br><br>- Stormwater Management Facility  |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

## Attachment 4: Site Specific Exceptions - Zoning Tables

### By-law 1-88 and By-law 001-2021

#### Zoning By-law 001-2021

Table 2

|    | <b>Zoning By-law 001-2021 Standard</b>         | <b>EMU – Employment Commercial Mixed-Use Zone Requirement</b>  | <b>Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement</b> |
|----|--|--|--|
| a. | Minimum Lot Frontage                           | 30 m   | 0 m  |
| b. | Minimum Exterior Side Yard                     | 5 m  | 3.5 m  |
| c. | Required Build-to Zone                         | 5 m – 10 m   | 2.5 m - 10 m   |
| d. | Maximum Height                                 | 32 m   | Add note (9)   |
| e. | Minimum Ground Floor Height                    | 6 m  | 4.5 m  |
| f. | 45-Degree Angular Plane                        | A 45-degree angular plane shall be required in the EMU Zone and shall be applied from the rear lot line and interior side lot line. This provision shall only apply where an EMU Zone abuts any Residential Zone except the RM2 and RM3 Zones. | Shall not apply  |
| g. | Podium and Tower Requirements                  | Minimum podium height 10.5 m<br>Maximum podium height 20 m<br>Minimum tower separation 15 m<br>Minimum tower setback from any rear lot line and interior side lot line 7.5 m   | Shall not apply  |
| h. | Minimum Landscape Strip Abutting a Street Line | 5 m  | 3.5 m  |
| i. | Notes  | Note 7: (Applicable to Surface Parking Lots in the EMU Zone).  | Shall be revised to state:   |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 001-2021 Standard</b> | <b>EMU – Employment Commercial Mixed-Use Zone Requirement</b>  | <b>Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement</b>   |
|----|--|--|--|
|    |  | Any part of a surface parking area shall be prohibited in the front yard and exterior side yard. This shall not apply to prevent the location of any driveway in any yard.                                   | “Any part of a surface parking area shall be prohibited in the front yard. This shall not apply to prevent the location of any driveway in any yard”   |
| j. | Notes                                  | -  | To add Note 9, which shall state:<br><br>“For yards adjacent to an Open Space Zone, no increase in the side yard is required up to 32 m maximum height.”   |
| k. | Definition of “Landscape”              | Means an area of land used exclusively for soft landscape.   | Landscape, shall mean an area of land used exclusively for soft and hard landscape.  |
| l. | Definition of “Landscape, Hard”        | Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property. | Shall mean an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed, including planters, and used to enhance the visual amenity of a property.   |
| m. | Permitted Uses                         | This zone permits a wide range of employment and other uses and a limited amount of commercial uses.   | Permit the following additional Uses:<br><ul style="list-style-type: none"> <li>- Automotive Retail Store</li> <li>- Boating Showroom</li> <li>- Car Rental Service</li> <li>- Car Wash</li> <li>- Commercial Storage</li> <li>- Drive-Through (as an accessory use)</li> <li>- Garden Centre</li> <li>- Hospital</li> <li>- Long Term Care Facility</li> <li>- Lumber or building materials supply dealing with new materials only</li> <li>- Pharmacy</li> </ul> |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 001-2021 Standard</b> | <b>EMU – Employment Commercial Mixed-Use Zone Requirement</b>   | <b>Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement</b>  |
|----|--|---|---|
|    |  |   | <ul style="list-style-type: none"> <li>- Radio Transmission Establishment</li> <li>- Research and development</li> <li>- Shopping centre</li> </ul> |
| n. | Notes                                  | <p>Note 2: (Applicable to a number of the Permitted Uses within the EMU Zone).</p> <p>This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.</p> | Shall not apply   |
| o. | Notes                                  | <p>Note 5: (Applicable to a number of the Permitted Uses within the EMU Zone).</p> <p>The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000 m<sup>2</sup></p>   | <p>Shall be revised to state:</p> <p>“The maximum gross floor area on each lot for all uses subject to this provision be 47,000 m<sup>2</sup>”</p>  |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

## Attachment 4: Site Specific Exceptions - Zoning Tables

### By-law 1-88 and By-law 001-2021

**Parcel #2 - Zoning By-law Amendment File Z.22.041**

**Zoning By-law 1-88**

Table 1

|    | <b>Zoning By-law 1-88<br/>Standard</b>  | <b>C2 – General Commercial<br/>Zone Requirement</b>   | <b>Proposed Exceptions to the C2 –<br/>General Commercial Zone<br/>Requirement</b> |
|----|---|---|--|
| a. | Minimum Front Yard  | 15 m  | 7 m  |
| b. | Minimum Interior Side<br>Yard   | 6 m   | 1.5 m  |
| c. | Minimum Exterior Side<br>Yard   | 9 m   | 3.5 m  |
| d. | Minimum Rear Yard   | 15 m  | 7.5 m  |
| e. | Maximum Building<br>Height  | 11 m  | 32 m   |
| f. | Maximum Lot<br>Coverage   | 30%   | Shall not apply  |
| g. | Minimum Lot Depth   | 60 m  | Shall not apply  |
| h. | Minimum Setback<br>from an 'R' Zone to<br>any Building or Open<br>Storage Use | 13.5 m  | 0 m  |
| i. | Definition of a<br>"Landscape Area"   | Means an area of land<br>comprising trees,<br>shrubs, flowers, grass or other<br>horticultural elements.<br>Landscaping may include | Shall mean an area of land used<br>exclusively for soft and hard<br>landscape.     |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 1-88<br/>Standard</b> | <b>C2 – General Commercial<br/>Zone Requirement</b>   | <b>Proposed Exceptions to the C2 –<br/>General Commercial Zone<br/>Requirement</b>   |
|----|--|---|--|
|    |  | paths, patios, walkways,<br>decorative stonework or other<br>architectural elements.  |  |
| j. | Minimum Landscaped<br>Area             | A strip of land not less than 6.0<br>m in width shall be provided<br>along a lot line which abuts a<br>street line, and shall be used<br>for no other purpose than<br>landscaping.  | Minimum landscape strip shall be<br>3.5 m  |
| k. | Landscaping Area                       | Where a Commercial Zone<br>abuts the boundary of lands<br>zoned Open Space or<br>Residential, a strip of land not<br>less than 2.4 m in width and<br>inside the Commercial Zone<br>and abutting its boundary shall<br>be used for no purpose other<br>than landscaping. | Minimum required landscape strip<br>on any interior side lot line or rear<br>lot line abutting a Residential Zone<br>or an Open Space Zone shall be 3<br>m   |
| l. | Permitted Uses                         | This zone permits a range of<br>commercial uses including<br>uses permitted in the C1-<br>Restricted Commercial Zone  | Permit the following additional<br>Uses:<br><ul style="list-style-type: none"> <li>-Automotive Detailing</li> <li>-Clinic</li> <li>-Commercial School</li> <li>-Commercial Storage</li> <li>-Community Facility</li> <li>-Community Garden</li> <li>-Day Nursery</li> <li>-Drive-Through (Accessory)</li> <li>-Emergency Services</li> <li>-Micro-Manufacturing</li> <li>-Outdoor Display Area</li> <li>-Place of Worship</li> <li>-Print shop</li> <li>-Public Parking</li> <li>-Retail convenience</li> <li>-Seasonal Outdoor Play Area</li> <li>-Shopping Centre</li> </ul> |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 1-88<br/>Standard</b> | <b>C2 – General Commercial<br/>Zone Requirement</b>   | <b>Proposed Exceptions to the C2 –<br/>General Commercial Zone<br/>Requirement</b>   |
|----|--|---|--|
|    |  |   | -Studio-Supermarket<br>-Temporary Sales Office<br>-Urban Square  |
| m. | Notes                                  | -   | To add Note 17, which shall state:<br><br>“For yards adjacent to an Open Space Zone, no increase in side yard is required up to 25 m maximum height. |
|    | <b>Zoning By-law 1-88<br/>Standard</b> | <b>EM1 – Prestige Employment<br/>Area Zone Requirement</b>  | <b>Proposed Exceptions to the EM1<br/>– Prestige Employment Area<br/>Zone Requirement</b>  |
| n. | Minimum Front Yard                     | 6 m   | 3.5 m  |
| o. | Minimum Interior Side Yard             | 6 m   | 3 m  |
| p. | Minimum Exterior Side Yard             | 6 m   | 3 m  |
| q. | Minimum Rear Yard                      | 12 m  | 3 m  |
| r. | Maximum Lot Coverage                   | 60%   | Shall not apply  |
| s. | Minimum Lot Area                       | 8,000 m <sup>2</sup>  | 1,800 m <sup>2</sup>   |
| t. | Minimum Lot Frontage                   | 65 m  | 30 m   |
| u. | Maximum Building Height                | 15 m  | 25 m   |
| v. | Definition of a “Landscape Area”       | Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements | Shall mean an area of land used exclusively for soft and hard landscape.   |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 1-88<br/>Standard</b> | <b>EM1 – Prestige Employment<br/>Area Zone Requirement</b>  | <b>Proposed Exceptions to the EM1<br/>– Prestige Employment Area<br/>Zone Requirement</b>  |
|----|--|---|--|
| w. | Landscaping Requirements               | A strip of land not less than 9 m in width shall be provided along a lot line of a provincial highway or an arterial road, and shall be used for no purpose other than landscaping.   | Shall not apply  |
| x. | Landscaping Requirements               | Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 7.5 m in width and inside the Employment Area Zone and abutting its boundary, shall be used for no purpose other than landscaping. | Required landscape strip of 4.5 m on any interior side lot line or rear lot line abutting a Residential Zone or the Open Space Zone.   |
|    | <b>Zoning By-law 1-88<br/>Standard</b> | <b>EM1 – Prestige Employment<br/>Area Zone Requirement</b>  | <b>Proposed Exceptions to the EM1<br/>– Prestige Employment Area<br/>Zone Requirement</b>  |
| y. | Permitted Uses                         | This zone permits a range of employment uses including accessory uses, offices uses and recreational uses but does not permit the uses as proposed.   | Permit the following additional Uses:<br>-Ancillary Retail<br>-Auditorium<br>-Autobody Repair Shop<br>-Automotive Retail Store<br>- Banking or Financial Institution<br>- Boating Showroom<br>- Business or Professional Office<br>- Car Rental Service<br>- Car Wash<br>- Club or Health Centre<br>- Commercial Storage<br>- Contractors' establishment (excluding Outdoor Storage)<br>- Day Nursery<br>- Eating Establishment<br>- Eating Establishment, Convenience<br>- Eating Establishment Convenience with Drive-Through<br>- Eating Establishment, Take-out<br>Emergency Service |



**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|  | <b>Zoning By-law 1-88<br/>Standard</b> | <b>EM1 – Prestige Employment<br/>Area Zone Requirement</b> | <b>Proposed Exceptions to the EM1<br/>– Prestige Employment Area<br/>Zone Requirement</b>   |
|--|--|--|---|
|  |  |  | <ul style="list-style-type: none"> <li>- Multi-Unit Building, shall be permitted on a lot abutting Highway 400 and continues to apply after Open Space Land Dedication</li> <li>- Outdoor Patio (accessory)</li> <li>- Personal Service Shop</li> <li>- Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>- Pharmacy</li> <li>- Photography studio</li> <li>-Place of Amusement</li> <li>- Place of Entertainment</li> <li>- Public or Private Hospital</li> <li>- Radio Transmission Establishment</li> <li>- Recreational Uses, including golf driving range and miniature golf</li> <li>- Retail Nursery</li> <li>- Retail Store</li> <li>- Temporary Sales Office</li> <li>- Vertical Farming</li> <li>- Veterinary clinic</li> <li>- Warehousing and distribution facility</li> </ul> |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|     | <b>Zoning By-law 1-88<br/>Standard</b> | <b>EM1 – Prestige Employment<br/>Area Zone Requirement</b>   | <b>Proposed Exceptions to the EM1<br/>– Prestige Employment Area<br/>Zone Requirement</b>   |
|-----|--|--|---|
| z.  | Notes                                  | -  | To add Note 13, which shall state:<br>“For yards adjacent to an Open<br>Space Zone, no increase in the<br>side yard is required up to 25 m<br>maximum height. |
| aa. | Notes                                  | Note 14: Except where the<br>minimum landscape<br>requirement provided for in<br>Subsection 6.1.6 b) is<br>greater, the minimum front or<br>exterior side yard shall be 9 m.   | Note 14: Shall not apply.   |
|     | <b>Zoning By-law 1-88<br/>Standard</b> | <b>OS1 – Open Space<br/>Conservation Zone<br/>Requirement</b>  | <b>Proposed Exceptions to the OS1<br/>– Open Space Conservation<br/>Zone Requirement</b>  |
| bb. | Definition of a<br>“Landscape Area”    | Means an area of land<br>comprising trees,<br>shrubs, flowers, grass or other<br>horticultural elements.<br>Landscaping may include<br>paths,<br>patios, walkways, decorative<br>stonework or other<br>architectural elements. | Shall mean an area of land used<br>exclusively for soft and hard<br>landscape.  |
| cc. | Permitted Uses                         | This zone permits<br>Recreational Uses,<br>Institutional Uses and<br>Conservation Uses.<br><br>A Stormwater Management<br>Facility is not a Permitted Use  | Permit the following additional<br>Uses:<br>- Stormwater Management Facility  |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|     | <b>Zoning By-law 1-88<br/>Standard</b> | <b>OS2 – Open Space Park<br/>Zone Requirement</b>  | <b>Proposed Exceptions to the OS2<br/>– Open Space Park Zone<br/>Requirement</b>                   |
|-----|--|--|--|
| dd. | Minimum Front Yard                     | 15 m   | 9 m  |
| ee. | Minimum Interior Side<br>Yard          | 15 m   | 4.5 m  |
| ff. | Minimum Exterior Side<br>Yard          | 15 m   | 4.5 m  |
| gg. | Definition of a<br>“Landscape Area”    | Means an area of land<br>comprising trees,<br>shrubs, flowers, grass or other<br>horticultural elements.<br>Landscaping may include<br>paths,<br>patios, walkways, decorative<br>stonework or other<br>architectural elements. | Shall mean an area of land used<br>exclusively for soft and hard<br>landscape.                     |
|     | <b>Zoning By-law 1-88<br/>Standard</b> | <b>OS2 – Open Space Park<br/>Zone Requirement</b>  | <b>Proposed Exceptions to the OS2<br/>– Open Space Park Zone<br/>Requirement</b>                   |
| hh. | Permitted Uses                         | This zone permits the Uses as<br>per OS1 which include<br>Recreational Uses,<br>Institutional Uses and<br>Conservation Uses. A<br>Community Garden and<br>Stormwater Management<br>Facility are not permitted.                 | Permit the following additional<br>Uses:<br>- Community Garden<br>- Stormwater Management Facility |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

## Attachment 4: Site Specific Exceptions - Zoning Tables

### By-law 1-88 and By-law 001-2021

#### Zoning By-law 001-2021

Table 2

|    | <b>Zoning By-law 001-2021 Standard</b> | <b>EM1 – Prestige Employment Zone Requirement</b>   | <b>Proposed Exceptions to the EM1 - Prestige Employment Zone Requirement</b>   |
|----|--|---|--|
| a. | Minimum Front Yard                     | 4.5 m   | 3.5 m  |
| b. | Minimum Rear Yard                      | 7.5 m   | 3 m  |
| c. | Minimum Exterior Side Yard             | 4.5 m   | 3.0 m  |
| d. | Maximum Lot Coverage                   | 60%   | Shall not apply  |
| e. | Notes                                  | <p>Note 1: (Applicable to Maximum Building Height within the EM1 Zone)</p> <p>The maximum building height may exceed 15 m, provided that the minimum interior side yard is increased by 0.3 m for every 0.6 m in building height greater than 15 m, but in no case shall the maximum building height exceed 25 m.</p> | <p>To add to Note 1 which shall state:</p> <p>“For yards adjacent to an Open Space Zone, no increase in side yard is required up to 25 m maximum height.”</p>  |
| f. | Definition of “Landscape”              | Means an area of land used exclusively for soft landscape.  | Landscape, shall mean an area of land used exclusively for soft and hard landscape.  |
| g. | Definition of “Landscape, Hard”        | Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property.  | Shall mean an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed, including planters, and used to enhance the visual amenity of a property. |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 001-2021 Standard</b> | <b>EM1 – Prestige Employment Zone Requirement</b>                       | <b>Proposed Exceptions to the EM1 - Prestige Employment Zone Requirement</b>   |
|----|--|---|--|
| h. | Permitted Uses                         | This zone permits a range of employment uses excluding outside storage. | <p>Permit the following additional Uses:</p> <ul style="list-style-type: none"> <li>- Art Studio</li> <li>- Automotive Retail Store</li> <li>- Banquet Hall</li> <li>- Boating Showroom</li> <li>- Car Brokerage</li> <li>- Commercial Storage</li> <li>- Contractors' establishment</li> <li>- Drive-Through</li> <li>- Driving Range</li> <li>- Financial Institution</li> <li>- Funeral Services</li> <li>- Garden Centre</li> <li>- Health and Fitness Centre</li> <li>- Hospital</li> <li>- Hotel</li> <li>- Hotel (small-scale)</li> <li>- Long Term Care Facility</li> <li>- Lumber or building materials supply dealing with new materials only</li> <li>- Motor Vehicle Body Repair</li> <li>- Motor Vehicle Rental</li> <li>- Motor Vehicle Repair</li> <li>- Motor Vehicle Sales</li> <li>- Multi-Unit Building, shall be permitted on a lot abutting Highway 400 and continues to apply after Open Space Land Dedication</li> <li>- Outdoor Patio</li> <li>- Personal Service</li> <li>- Pet Care Establishment</li> <li>- Pet Services Establishment</li> <li>- Pharmacy</li> <li>- Place of Amusement</li> <li>- Place of Assembly</li> <li>- Place of Entertainment</li> <li>- Radio Transmission Establishment</li> <li>- Restaurant</li> <li>- Restaurant, take-out</li> <li>- Retail</li> <li>- Service or Repair Shop</li> <li>- Veterinary Clinic</li> </ul> |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 001-2021 Standard</b>         | <b>EMU – Employment Commercial Mixed-Use Zone Requirement</b>   | <b>Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement</b>   |
|----|--|---|--|
| i. | Minimum Exterior Side Yard                     | 5 m   | 3.5 m  |
| j. | Required Build-to Zone                         | 5 m – 10 m  | 2.5 m - 10 m   |
| k. | Maximum Height                                 | 32 m  | Add note (9)   |
| l. | Minimum Ground Floor Height                    | 6 m   | 4.5 m  |
| m. | 45-Degree Angular Plane                        | A 45-degree angular plane shall be required in the EMU Zone and shall be applied from the rear lot line and interior side lot line. This provision shall only apply where an EMU Zone abuts any Residential Zone except the RM2 and RM3 Zones.  | Shall not apply.   |
| n. | Podium and Tower Requirements                  | Minimum podium height 10.5 m<br><br>Maximum podium height 20 m<br><br>Minimum tower separation 15 m<br><br>Minimum tower setback from any rear lot line and interior side lot line 7.5 m  | Shall not apply.   |
| o. | Minimum Landscape Strip Abutting a Street Line | 5 m   | 3.5 m  |
| p. | Notes  | Note 7: (Applicable to Surface Parking Lots in the EMU Zone).<br><br>Any part of a surface parking area shall be prohibited in the front yard and exterior side yard. This shall not apply to prevent the location of any driveway in any yard. | Shall be revised to state:<br><br>“Any part of a surface parking area shall be prohibited in the front yard. This shall not apply to prevent the location of any driveway in any yard” |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 001-2021 Standard</b> | <b>EMU – Employment Commercial Mixed-Use Zone Requirement</b>  | <b>Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement</b>   |
|----|--|--|--|
| q. | Notes                                  | -  | <p>To add Note 9, which shall state:</p> <p>“For yards adjacent to an Open Space Zone, no increase in the side yard is required up to 25 m maximum height.”</p>  |
| r. | Definition of “Landscape”              | Means an area of land used exclusively for soft landscape.   | Landscape, shall mean an area of land used exclusively for soft and hard landscape.  |
| s. | Definition of “Landscape, Hard”        | Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property. | Shall mean an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed, including planters, and used to enhance the visual amenity of a property.   |
| t. | Permitted Uses                         | This zone permits a wide range of employment and other uses and a limited amount of commercial uses.   | <p>To Permit the Following Additional Uses:</p> <ul style="list-style-type: none"> <li>- Lumber or building materials supply dealing with new materials only</li> <li>- Pharmacy</li> <li>- Radio Transmission Establishment</li> <li>- Research and development</li> <li>- Shopping centre</li> </ul> |

**Attachment 4: Site Specific Exceptions - Zoning Tables**  
**By-law 1-88 and By-law 001-2021**

|    | <b>Zoning By-law 001-2021 Standard</b> | <b>EMU – Employment Commercial Mixed-Use Zone Requirement</b>   | <b>Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement</b>   |
|----|--|---|--|
| u. | Notes                                  | <p>Note 2: (Applicable to a number of the Permitted Uses within the EMU Zone).</p> <p>This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.</p> | Shall not apply.   |
| v. | Notes                                  | <p>Note 5: (Applicable to a number of the Permitted Uses within the EMU Zone).</p> <p>The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000 m<sup>2</sup></p>   | <p>Shall be revised to state:</p> <p>“The maximum gross floor area on each lot for all uses subject to this provision be 47,000 m<sup>2</sup>”</p> |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.