

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

	Zoning By-law 1-88 Standard	C2 – General Commercial Zone Requirement	Proposed Exceptions to the C2 - General Commercial Zone Requirement
a.	Minimum Front Yard	15 m	7 m
b.	Minimum Interior Side Yard	6 m	1.5 m
c.	Minimum Exterior Side 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 'R' Zone to any Building or Open Storage Use	13.5 m	0 m
i.	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

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	Zoning By-law 1-88 Standard	C2 – General Commercial Zone Requirement	Proposed Exceptions to the C2 - General Commercial Zone Requirement
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: -Automotive Detailing -Clinic -Commercial School -Commercial Storage -Community Facility -Community Garden -Day Nursery -Drive-Through (Accessory) -Emergency Services -Micro-Manufacturing -Outdoor Display Area -Place of Worship -Print shop -Public Parking -Retail convenience -Seasonal Outdoor Play Area -Shopping Centre -Studio -Supermarket -Temporary Sales Office -Urban Square

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	Zoning By-law 1-88 Standard	C2 – General Commercial Zone Requirement	Proposed Exceptions to the C2 - General Commercial Zone Requirement
m.	Notes	-	To add Note 17, which shall state: “For yards adjacent to an Open Space Zone, no increase in side yard is required up to 32 m maximum height”
	Zoning By-law 1-88 Standard	OS1 – Open Space Park Zone Requirement	Proposed Exceptions to the OS1 – Open Space Park Zone Requirement
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. A Stormwater Management Facility is not a permitted use.	Permit the following additional Uses: - 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.

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

Zoning By-law 001-2021

Table 2

	Zoning By-law 001-2021 Standard	EMU – Employment Commercial Mixed-Use Zone Requirement	Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement
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 Maximum podium height 20 m Minimum tower separation 15 m 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:

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

	Zoning By-law 001-2021 Standard	EMU – Employment Commercial Mixed-Use Zone Requirement	Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement
		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: “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: <ul style="list-style-type: none"> - Automotive Retail Store - Boating Showroom - Car Rental Service - Car Wash - Commercial Storage - Drive-Through (as an accessory use) - Garden Centre - Hospital - Long Term Care Facility - Lumber or building materials supply dealing with new materials only - Pharmacy

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

	Zoning By-law 001-2021 Standard	EMU – Employment Commercial Mixed-Use Zone Requirement	Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement
			<ul style="list-style-type: none"> - Radio Transmission Establishment - Research and development - Shopping centre
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 m²</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 m²”</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.

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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

	Zoning By-law 1-88 Standard	C2 – General Commercial Zone Requirement	Proposed Exceptions to the C2 – General Commercial Zone Requirement
a.	Minimum Front Yard	15 m	7 m
b.	Minimum Interior Side Yard	6 m	1.5 m
c.	Minimum Exterior Side 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 'R' Zone to any Building or Open Storage Use	13.5 m	0 m
i.	Definition of a "Landscape Area"	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include	Shall mean an area of land used exclusively for soft and hard landscape.

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

	Zoning By-law 1-88 Standard	C2 – General Commercial Zone Requirement	Proposed Exceptions to the C2 – General Commercial Zone Requirement
		paths, patios, walkways, decorative stonework or other architectural elements.	
j.	Minimum Landscaped Area	A strip of land not less than 6.0 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: <ul style="list-style-type: none"> -Automotive Detailing -Clinic -Commercial School -Commercial Storage -Community Facility -Community Garden -Day Nursery -Drive-Through (Accessory) -Emergency Services -Micro-Manufacturing -Outdoor Display Area -Place of Worship -Print shop -Public Parking -Retail convenience -Seasonal Outdoor Play Area -Shopping Centre

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

	Zoning By-law 1-88 Standard	C2 – General Commercial Zone Requirement	Proposed Exceptions to the C2 – General Commercial Zone Requirement
			-Studio-Supermarket -Temporary Sales Office -Urban Square
m.	Notes	-	To add Note 17, which shall state: “For yards adjacent to an Open Space Zone, no increase in side yard is required up to 25 m maximum height.
	Zoning By-law 1-88 Standard	EM1 – Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 – Prestige Employment Area Zone Requirement
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 ²	1,800 m ²
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.

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

	Zoning By-law 1-88 Standard	EM1 – Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 – Prestige Employment Area Zone Requirement
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.
	Zoning By-law 1-88 Standard	EM1 – Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 – Prestige Employment Area Zone Requirement
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: -Ancillary Retail -Auditorium -Autobody Repair Shop -Automotive Retail Store - Banking or Financial Institution - Boating Showroom - Business or Professional Office - Car Rental Service - Car Wash - Club or Health Centre - Commercial Storage - Contractors' establishment (excluding Outdoor Storage) - Day Nursery - Eating Establishment - Eating Establishment, Convenience - Eating Establishment Convenience with Drive-Through - Eating Establishment, Take-out Emergency Service

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

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

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

	Zoning By-law 1-88 Standard	EM1 – Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 – Prestige Employment Area Zone Requirement
z.	Notes	-	To add Note 13, which shall state: “For yards adjacent to an Open Space Zone, no increase in the side yard is required up to 25 m maximum height.
aa.	Notes	Note 14: Except where the minimum landscape requirement provided for in Subsection 6.1.6 b) is greater, the minimum front or exterior side yard shall be 9 m.	Note 14: Shall not apply.
	Zoning By-law 1-88 Standard	OS1 – Open Space Conservation Zone Requirement	Proposed Exceptions to the OS1 – Open Space Conservation Zone Requirement
bb.	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.
cc.	Permitted Uses	This zone permits Recreational Uses, Institutional Uses and Conservation Uses. A Stormwater Management Facility is not a Permitted Use	Permit the following additional Uses: - Stormwater Management Facility

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	Zoning By-law 1-88 Standard	OS2 – Open Space Park Zone Requirement	Proposed Exceptions to the OS2 – Open Space Park Zone Requirement
dd.	Minimum Front Yard	15 m	9 m
ee.	Minimum Interior Side Yard	15 m	4.5 m
ff.	Minimum Exterior Side Yard	15 m	4.5 m
gg.	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.
	Zoning By-law 1-88 Standard	OS2 – Open Space Park Zone Requirement	Proposed Exceptions to the OS2 – Open Space Park Zone Requirement
hh.	Permitted Uses	This zone permits the Uses as per OS1 which include Recreational Uses, Institutional Uses and Conservation Uses. A Community Garden and Stormwater Management Facility are not permitted.	Permit the following additional Uses: - Community Garden - 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.

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

Zoning By-law 001-2021

Table 2

	Zoning By-law 001-2021 Standard	EM1 – Prestige Employment Zone Requirement	Proposed Exceptions to the EM1 - Prestige Employment Zone Requirement
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.

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	Zoning By-law 001-2021 Standard	EM1 – Prestige Employment Zone Requirement	Proposed Exceptions to the EM1 - Prestige Employment Zone Requirement
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"> - Art Studio - Automotive Retail Store - Banquet Hall - Boating Showroom - Car Brokerage - Commercial Storage - Contractors' establishment - Drive-Through - Driving Range - Financial Institution - Funeral Services - Garden Centre - Health and Fitness Centre - Hospital - Hotel - Hotel (small-scale) - Long Term Care Facility - Lumber or building materials supply dealing with new materials only - Motor Vehicle Body Repair - Motor Vehicle Rental - Motor Vehicle Repair - Motor Vehicle Sales - Multi-Unit Building, shall be permitted on a lot abutting Highway 400 and continues to apply after Open Space Land Dedication - Outdoor Patio - Personal Service - Pet Care Establishment - Pet Services Establishment - Pharmacy - Place of Amusement - Place of Assembly - Place of Entertainment - Radio Transmission Establishment - Restaurant - Restaurant, take-out - Retail - Service or Repair Shop - Veterinary Clinic

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

	Zoning By-law 001-2021 Standard	EMU – Employment Commercial Mixed-Use Zone Requirement	Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement
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 Maximum podium height 20 m Minimum tower separation 15 m 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). 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: “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”

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	Zoning By-law 001-2021 Standard	EMU – Employment Commercial Mixed-Use Zone Requirement	Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement
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"> - Lumber or building materials supply dealing with new materials only - Pharmacy - Radio Transmission Establishment - Research and development - Shopping centre

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

	Zoning By-law 001-2021 Standard	EMU – Employment Commercial Mixed-Use Zone Requirement	Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement
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 m²</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 m²”</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.