

Attachment 9 – Zoning By-law 1-88 Table 1

	Zoning By-law 1-88 Standard	EM3 Retail Warehouse Employment Area Zone Requirement	Proposed Exceptions to the EM3 Retail Warehouse Employment Area Zone Requirement
a.	Permitted Use	Intermodal facility is not permitted	Permit as an additional use: - intermodal facility
b.	Permitted Uses, Accessory Outside Storage	Accessory outside storage for trucks and trailers intermodal containers and commercial motor vehicles is not permitted	Permit accessory outside storage for trucks and trailers, intermodal containers and commercial motor vehicles to a permitted use in accordance with the following provisions: - accessory outside storage to a permitted use may exceed 30% of the lot area - an intermodal container shall not be considered an accessory structure and shall not be subject to maximum lot coverage requirement or location and setback requirements for accessory structures - accessory outside storage to a permitted use is not permitted on any lot or block unless there is an existing building with a minimum 550 m ² of GFA - accessory outside storage may be permitted in any front yard, exterior side yard or between any main building and a street line and may be located closer than 20 m to the street line - accessory outside storage may be completely enclosed by a stone or masonry wall

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			<p>or chain link fence and no enclosure shall be less than 2 m or exceed 4.2 m in height</p> <ul style="list-style-type: none"> - accessory outside storage may be permitted on a corner lot - the accessory outside storage area shall not abut an Open Space Zone - accessory outside storage for trucks and trailers, intermodal containers and commercial motor vehicles shall not exceed a maximum height of 4.2 m
c.	Permitted Use, Accessory	Drive-through as an accessory use is not permitted.	Permit a drive-through as an accessory use.
d.	Definition of Landscaping or Landscaping Area	<p>Landscaping or Landscaping 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 designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.</p>	<p>Landscaping or Landscaping Area - Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include retaining walls, paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.</p>

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e.	Definition of Commercial Motor Vehicle	Definition of commercial motor vehicle not provided in By-law.	Commercial Motor Vehicle - Means a motor vehicle having attached to it a truck or delivery body, and may include a food truck, bus, cube van, tow truck, tilt and load trucks or trailers, dump trucks, tractor trailers, semitrailers, or construction equipment that is self- propelled or designed to be towed
f.	Definition of Intermodal Container	Definition of Intermodal Container not provided in By- law.	Intermodal Container - Means a standardized container that is fully enclosed and designed to be used interchangeably between two or more modes of transportation intended for the trans-shipment of goods and materials
g.	Definition of Intermodal Facility		Means premises where intermodal containers are loaded, unloaded, temporarily stored, dispatched or parked, and which may include freight handling facilities related to the trans-shipment of goods, materials, or products as well as the accessory storage and maintenance of transport trucks and rail cars
h.	Minimum and Maximum Driveway	Minimum 6 m and Maximum 13.5 m	Minimum 6 m and Maximum 25.5 m

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	and Aisle Width to and from a Loading Space		
i.	Minimum Rear Yard	12 m	7.5 m
j.	Maximum Building Height	15 m	32 m
k.	Minimum Landscape Strip Abutting an Arterial Road	9 m	5 m (Regional Road 50)
l.	Minimum Landscape Strip Abutting a Streetline	6 m	3 m (Hunter's Valley Road)
m.	Minimum Landscape Strip Abutting an Open Space Zone	7.5 m	2.5 m
n.	Minimum Retaining Wall Setback	-3.85 m high retaining wall along north lot line = 3.85 m setback -3.65 m high retaining wall along south lot line = 3.65 m setback	A retaining wall regardless of height may be permitted in any yard and may be set back a minimum of 0.2 m from a lot line.
o.	Loading Space Requirements	Loading and unloading shall not be permitted between a building and a street.	Loading and unloading may be permitted between a building (Building "A") and a street (Rutherford Road).
p.	Minimum Parking Space Size	2.7 m Width x 6 m Depth	2.7 m Width x 5.7 m Depth
q.	Minimum Parking Requirements	Employment Use (Greater Than 3,77 m ²)	Employment Use (Greater Than 3,77 m ²) 1 spaces / 100 m ² of GFA

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		<p>1.5 spaces / 100 m² of GFA X 72,045.45 m² = 1081 spaces</p> <p>Or</p> <p>Warehousing (Single Use) 1 space / 100 m² of GFA X 72,045.45 m² = 721 spaces</p> <p>Total Parking Required = Ranges between 721 and 1081 spaces as the specific GFA per use is not known</p>	<p>Warehousing 0.5 space / 100 m² of GFA X</p> <p>Total Parking Proposed = 635 spaces</p>