

Attachment 4 - Zoning By-law 01-2021 Table 2

Table 2:

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Zone Exception 756 Requirement	Proposed Additions to the to EM1 Prestige Employment Zone Exception 756 Requirement
a.	Minimum Parking Rate Requirements	<p><u>Retail (Over 5,000 m² GFA)</u> 4.5 parking spaces/100 m²</p> <p><u>Shopping Centre (Over 5,000 m² GFA)</u> 4.5 parking spaces/100 m²</p> <p><u>Restaurant</u> 8 parking spaces/100 m²</p> <p><u>Automotive Detailing (motor vehicle body repair)</u> 2 parking spaces/per service bay</p> <p><u>Bank or financial institutions</u> 4.5 parking space per 100 m²</p> <p><u>Commercial school</u> 2 parking space/per classroom</p> <p><u>Manufacturing or processing facility</u> 1 parking space/100 m²</p> <p><u>Motor Vehicle sale establishment</u> 4 parking spaces/100 m²</p> <p><u>Office</u> 3 parking space per/100 m²</p> <p><u>Personal Service Shop</u> 3.5 parking space/ 100 m²</p> <p><u>Place of entertainment</u> 8 parking space/ 100 m²</p> <p><u>Research and Development</u> 1 parking space/100 m²</p>	<p>For all site-specific permitted uses identified for the subject lands in exception 756, the following shall apply except for “Places of Assembly (Convention Centre)”:</p> <p>Blended Parking Rate 3.0 parking spaces/100 m²</p>

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		<p><u>Vertical farming</u> 0.5 parking space/100 m²</p> <p><u>Day care Centre</u> 1 parking space/per employee</p> <p><u>Temporary sale office</u> 3.5 parking space/100 m²</p> <p><u>Hotel</u> 0.9 parking space/per guest room</p> <p><u>Print Shop (Convention Centre)</u> 3.5 parking space/ 100 m²</p> <p><u>Funeral Services (funeral home)</u> 5 parking spaces/100 m²</p> <p><u>Banquet hall in a single unit building</u> 7 parking space/100m²</p> <p><u>Fueling Station</u> 4 parking space/per gas pump</p>	
b.		<p>Permit the following retail uses with a maximum combined GFA of 25,000 m²</p> <ul style="list-style-type: none"> - Automotive Retail Store; - Banking or financial institution; - Boating showroom; - Brewer Retail Outlet; - Eating establishment; - Eating establishment, convenience with drive through - Eating establishment, take-out - LCBO outlet; 	<p>Permit an increase in the maximum combined GFA to 29,850 m² for the same retail uses</p> <ul style="list-style-type: none"> - Automotive Retail Store; - Banking or financial institution; - Boating showroom; - Brewer Retail Outlet; - Eating establishment; - Eating establishment,

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		<ul style="list-style-type: none"> - Lumber or building material supply outlet dealing with new material only; - Motor vehicle sale establishment; - Office & stationary supply, sale services and rental; - Personal service shop; - Photography studio; - Place of entertainment; - Retail Nursery; and - Retail store, which may also include an accessory Pharmacy as a permitted use with in the retail store building, provide that when such uses are located together within the retail store building, the gross floor area of such retail store building with the combined uses shall be a minimum of 14,000m² an such addition of the accessory pharmacy use shall require a Market Study to be approved by the City. 	<ul style="list-style-type: none"> - convenience with drive through - Eating establishment, take-out - LCBO outlet; - Lumber or building material supply outlet dealing with new material only; - Motor vehicle sale establishment; - Office & stationary supply, sale services and rental; - Personal service shop; - Photography studio; - Place of entertainment; - Retail Nursery; and - Retail store, which may also include an accessory Pharmacy as a permitted use with in the retail store building, provide that when such uses are located together within the retail store building, the

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			<p>gross floor area of such retail store building with the combined uses shall be a minimum of 14,000m² an such addition of the accessory pharmacy use shall require a Market Study to be approved by the City.</p>