

Attachment 10 - 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.	Permitted Uses, Employment Use	Employment use is not permitted.	Permit the following Employment uses as additional uses: <ul style="list-style-type: none"> - manufacturing or processing facility - warehouse and distribution facility - intermodal facility - research and development - transportation terminal - accessory office - accessory retail - ancillary retail
b.	Permitted Uses, Accessory	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: <ul style="list-style-type: none"> - accessory outside storage to a permitted use may exceed 30% of the lot area - accessory outside storage may be permitted in any front yard, exterior side yard or between any main building and a street line - accessory outside storage may be screened - accessory outside storage may be permitted on a corner lot - the accessory outside storage area shall not abut an Open Space Zone

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			- accessory outside storage shall not exceed a maximum height of 4.2 m
c.	Permitted Specified Accessory Use	Drive-through as a specified accessory use is not permitted.	Permit a drive-through as a specified accessory use.
d.	Definition, Employment Use	No definition provided in By-law.	Employment use: means manufacturing or processing facility, warehouse and distribution facility, intermodal facility, research and development, transportation terminal, accessory drive-through, accessory office, accessory retail, and ancillary retail.
e.	Definition, Landscape	Landscape: Means the area of a lot used exclusively for soft landscape or hard landscape.	Landscape: Means an area of land used exclusively for soft landscape, hard landscape and / or retaining walls.
f.	Minimum Build-to Zone	5 m - 10 m for 50% of the street frontage	Shall not apply
g.	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 shall be permitted in any yard and shall be set back a minimum of 0.2 m from a lot line
h.	Minimum Landscape Strip Abutting a Streetline	5 m	3 m (Hunter's Valley Road)

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i.	Minimum Landscape Strip Abutting an Open Space Zone	7.5 m	0 m
j.	Minimum Change and Shower Facility Requirement for the Provision of Long-term Bicycle Parking	1 change and shower facility.	No change or shower facility shall be required.
k.	Permitted Parking	Surface parking shall not be permitted in the front yard	May permit surface parking in the front yard
l.	Minimum Parking Requirements	<p>Parking for a Warehousing and Distribution Facility Use not provided for the in the EMU Zone</p> <p>The By-law provides the following rate for the Use:</p> <p>Warehousing and Distribution Facility 0.5 space / 100 m² of GFA x 72,045.45 = 361 spaces</p>	<p>Warehousing and Distribution Facility 0.5 space / 100 m² of GFA x 72,045.45 = 361 spaces</p> <p>635 spaces are being provided</p>