

**Attachment 5 – Proposed Exceptions to GC General Commercial Zone in Zoning
By-law 001-2021**

	Zoning By-law 001-2021 Standard	GC General Commercial Zone Requirement	Proposed Exceptions to the GC General Commercial Zone Requirement
a.	Definition of Lot Line Front	In the case of a through lot, the lot line that abuts the wider road or abuts a Regional or Provincial road or highway shall be deemed to be the front lot line	The front lot line shall be Highway 50
b.	Definition of Waste Storage Enclosure	Means a wholly enclosed detached building or structure, including a roof or an integrated portion of the principal building, that is intended to accommodate the storage of refuse	Means a waste storage area that is not located within a wholly enclosed building or integrated into a portion of the principal building
c.	Permitted Uses	Outside storage is not a permitted use	Permit an intermodal facility with approximately 350 intermodal containers stacked 4 stories high (10.5 m), 50 trucks and trailers, and 3 accessory office trailers
d.	Setback for Intermodal Containers from Residential Uses	An intermodal container shall be setback a minimum distance of 10 m from any lot line abutting a Residential zone or any lot used for a residential purpose	An intermodal container shall be setback a minimum distance of 3 m from any lot line abutting a Residential zone or any lot used for a residential purpose
e.	Minimum Rear Yard Setback (Cold Creek Road)	12 m	3.5 m
f.	Surface Treatment	A parking area, any driveway or aisle providing access to a parking area and any loading space and associated manoeuvring area shall be located on a stable surface and treated with a hard surface dustless material, such as asphalt, concrete,	A parking area, any driveway or aisle providing access to and any loading space and associated manoeuvring area shall be gravel

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		permeable paving surface, or a similar material	
g.	Outside Storage	The maximum height of outside storage shall be 3 m	The maximum height shall be 10.5 m (4 intermodal containers high)
		Outside storage shall not be permitted in a front yard	Outside storage shall be permitted in any yard
		Outside storage shall not be permitted between a principal building or structure and a street line	Outside storage shall be permitted between a principal building or structure and a street line
		Outside storage shall not be permitted on any corner lot	Outside storage shall be permitted on a through lot
		Outside storage shall be screened by an opaque fence or other vertical elements	Outside storage shall be screened by a 1.8 m high chain link fence with no opaque elements