

**Attachment 6 – Proposed Exceptions to A Agricultural Zone
Zoning By-law 001-2021**

	Zoning By-law 001-2021 Standard	A Agricultural Zone Requirement	Proposed Exceptions to the A Agricultural 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	The proposed uses are not permitted	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.	Intermodal Containers	The maximum number of intermodal containers on a single lot shall be 4	The maximum number of intermodal containers shall be 350
		An intermodal container shall only be permitted in the rear yard	An intermodal container shall be permitted in any yard
f.	Minimum Front Yard Setback	15 m	10 m

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g.	Minimum Rear Yard Setback	15 m	3.5 m
h.	Maximum Lot Coverage	10%	17%
i.	Outside Storage	The maximum height of outside storage shall be 3 m	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