

**Attachment 7 –
Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.17.046**

Table 1:

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirement
a.	Permitted Uses	Industrial Mall is not listed as a permitted use	Add Industrial Mall as an additional permitted use
b.	Definition of Industrial Mall	Means a building or a group of buildings designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants.	Means a building or a group of buildings designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants, and with the following uses: <ul style="list-style-type: none"> - All of the uses permitted within the EM1 Zone in accordance with Section 11.2.1; - Contractor’s Establishment, with no outside storage; - Business Service*; and - Service and Repair Shop* <p>*The total gross floor area for these uses shall be limited to a maximum of 20% of the gross floor area of all uses on the lot.</p>
c.	Minimum Landscape Strip abutting an Open Space Zone	4.5 m	1.5 m
d.	Minimum Setback of any Building or Structure to an Open Space Zone	20 m	11 m to the North and South interior side lot line, and West rear lot line
e.	Landscape Calculation	5% of the entire lot area	0.08% of the entire lot area

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirement
f.	Short-term Bicycle Parking Space Setback	3 m from a parking area	0.5 m from a parking area
g.	General Provisions for Long-term Bicycle Parking Spaces	A long-term bicycle parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required.	A long-term bicycle parking space may be located wholly within the building where the principal use is located and for which the bicycle parking space is required, or wholly contained within a structure exterior to the building.