

**Attachment 5 –
Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.21.025**

	Zoning By-law 001-2021 Standard	EM1 Zone Requirement	Proposed Exceptions to the EM1 Zone Requirement
a.	Permitted Uses	<p>The following uses are not permitted in the EM1 Zone:</p> <ul style="list-style-type: none"> • Active Recreational Use, including a Driving Range • Banquet Hall • Correctional or Crises Care Group Home • Day Care Centre • Funeral Services • Health and Fitness Centre • Hotel • Hotel (Small scale) • Industrial Mall • Park • Personal Service within an Industrial Mall (up to 185 m²) • Place of Assembly • Place of Entertainment • Restaurant and Restaurant, Take-out within an Industrial Mall (up to 185 m²) • Service or Repair Shop • Wayside Pit • Wayside Quarry 	<p>That in addition to the uses permitted in the EM1 Zone, the following uses be permitted:</p> <ul style="list-style-type: none"> • Active Recreational Use, including a Driving Range • Banquet Hall • Correctional or Crises Care Group Home • Day Care Centre • Funeral Services • Health and Fitness Centre • Hotel • Hotel (Small scale) • Industrial Mall • Park • Personal Service within an Industrial Mall (up to 185 m²) • Place of Assembly • Place of Entertainment • Restaurant and Restaurant, Take-out within an Industrial Mall (up to 185 m²) • Service or Repair Shop • Wayside Pit • Wayside Quarry
b.	Definition of “Outside Storage” in an EM1 Zone	The leaving, placing, or parking of trucks, trailers, and tractor trailers accessory to an Employment Use shall be considered Outside Storage	The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to a permitted shall not be considered Outside Storage

c.	Definition of "Correctional or Crises Care Group Home"	There is no definition within Zoning By-law 001-2021.	<p>Means a single detached dwelling unit occupied by not less than three, and not more than ten persons exclusive of staff, who live as a single housekeeping unit and require residential, sheltered, specialized or group care and which is licensed, approved or supervised by the Province of Ontario under any general or special Act, and which shall be maintained and operated primarily for:</p> <ul style="list-style-type: none"> - Persons who have been placed on probation under the Young Offenders Act, the Probation Act; the Criminal Code (Canada) as amended or any act passed to replace the foregoing Acts; - Persons who have been released on parole under the Ministry of Correctional Services Act or the Parole Act (Canada) as amended or any act passed to replace the foregoing Acts; - Persons who have been charged under the Young Offenders Act; - Persons who require emergency care and transient or homeless persons; - Persons requiring treatment and rehabilitation for addiction to drugs and alcohol;
d.	Definition of "Industrial Mall"	Means a building or a group of buildings designed, developed, and managed as	Means a building or a group of buildings, having more than one unit,

		<p>a unit by a single owner or tenant, or by a group of owners or tenants.</p>	<p>designed, developed, and managed by a single owner or tenant, or by a group of owners or tenants.</p> <p>In the EM1 Zone, an Industrial Mall shall consist of only the following uses:</p> <ul style="list-style-type: none"> i. All of the <u>uses</u> permitted within the EM1 Zone in accordance with Section 11.2.1; ii. <u>Active Recreational Use</u>, including a <u>Driving Range</u>; iii. <u>Banquet Hall</u>; iv. <u>Correctional or Crises Care Group Home</u>; v. <u>Day Care Centre</u>; vi. <u>Funeral Services</u>; vii. <u>Health and Fitness Centre</u>; viii. <u>Hotel</u>; ix. <u>Hotel (Small Scale)</u>; x. <u>Personal Service</u> up to a maximum GFA of 185 m²; xi. <u>Place of Assembly</u>; xii. <u>Place of Entertainment</u>; xiii. <u>Restaurant and Restaurant, Take-out</u> up to a maximum GFA of 185 m²; and xiv. <u>Service or Repair Shop</u>.
e.	<p>Minimum Landscaping Requirements in Employment Area Zones</p>	<p>Required landscape strip on any interior side lot line or rear lot line abutting a Residential Zone or the Open Space Zone of 4.5 m</p>	<p>Required landscape strip on any interior side lot line or rear lot line abutting a Residential Zone, Open Space Zone or the Environmental Protection Zone of 0 m</p>

	Zoning By-law 001-2021 Standard	EM2 Zone Requirement	Proposed Exceptions to the EM2 Zone Requirement
a.	Permitted Uses	<p>The following uses are not permitted in the EM2 Zone:</p> <ul style="list-style-type: none"> • Active Recreational Uses including a Driving Range • All Seasons Sports Facility • Building Supply Outlet • Correctional or Crises Care Group Home • Day Care Centre • Funeral Services • Health and Fitness Centre • Industrial Mall • Office • Park • Place of Entertainment • Restaurant and Restaurant, Take-out within an Industrial Mall (up to 185 m²) • Service or Repair Shop • Wayside Pit • Wayside Quarry 	<p>That in addition to the uses permitted in the EM2 Zone, the following uses be permitted:</p> <ul style="list-style-type: none"> • Active Recreational Uses including a Driving Range • All Seasons Sports Facility • Building Supply Outlet • Correctional or Crises Care Group Home • Day Care Centre • Funeral Services • Health and Fitness Centre • Industrial Mall • Office • Park • Place of Entertainment • Restaurant and Restaurant, Take-out within an Industrial Mall (up to 185 m²) • Service or Repair Shop • Wayside Pit • Wayside Quarry
b.	Definition of “All Seasons Sports Facility”	There is no definition within Zoning By-law 001-2021.	<p>Means a structure with a hemispherical roof or ceiling which is constructed of fabric type material and supported by an air pressure system in which sporting activities such as golf driving ranges, miniature golf, baseball, batting cages, roller blading/skating, bocce, soccer, racquet sports etc. are carried out.</p>

			<p>Accessory uses such as an eating establishment, office facilities and related retail sales are permitted. An all season sports facility shall not be located closer than 350 metres to a residential zone.</p>
c.	<p>Definition of “Building Supply Outlet”</p>	<p>There is no definition within Zoning By-law 001-2021.</p>	<p>Means a building or structure or part of a building or structure used for the sale of construction and related materials primarily to the construction industry and contractors with accessory retail sales to the general public.</p>
d.	<p>Definition of “Correctional or Crises Care Group Home”</p>	<p>There is no definition within Zoning By-law 001-2021.</p>	<p>Means a single detached dwelling unit occupied by not less than three, and not more than ten persons exclusive of staff, who live as a single housekeeping unit and require residential, sheltered, specialized or group care and which is licensed, approved or supervised by the Province of Ontario under any general or special Act, and which shall be maintained and operated primarily for:</p> <ul style="list-style-type: none"> - Persons who have been placed on probation under the Young Offenders Act, the Probation Act; the Criminal Code (Canada) as amended or any act passed to replace the foregoing Acts; - Persons who have been released on parole under the Ministry of

			<p>Correctional Services Act or the Parole Act (Canada) as amended or any act passed to replace the foregoing Acts;</p> <ul style="list-style-type: none"> - Persons who have been charged under the Young Offenders Act; - Persons who require emergency care and transient or homeless persons; - Persons requiring treatment and rehabilitation for addiction to drugs and alcohol;
e.	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.	<p>Means a building or a group of buildings, having more than one unit, designed, developed, and managed by a single owner or tenant, or by a group of owners or tenants.</p> <p>In the EM2 Zone, an Industrial Mall shall consist of only the following uses:</p> <ol style="list-style-type: none"> i. All of the uses permitted within the EM2 Zone in accordance with Section 11.2.1; ii. Active Recreational Uses, including a Driving Range; iii. All Seasons Sport Facility iv. Building Supply Outlet v. Correctional or Crises Care Group Home; vi. Day Care Centre; vii. Funeral Services; viii. Health and Fitness Centre; ix. Office; x. Place of Entertainment;

			<p>xi. Restaurant, and Restaurant, Take-out up to a maximum GFA of 185 m²; and</p> <p>xii. Service or Repair Shop;</p>
f.	Definition of “Lot Line, Front”	Means the lot line that abuts the road. In the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line	Shall be the lot line abutting Street ‘1’ (Blocks 2 and 9)
g.	Definition of “Outside Storage” in an EM2 Zone	The leaving, placing, or parking of trucks, trailers, and tractor trailers accessory to an Employment Use shall be considered Outside Storage	The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to an Employment Use shall not be considered Outside Storage
h.	Minimum Landscaping Requirements in Employment Area Zones	Required landscape strip on any interior side lot line or rear lot line abutting a Residential Zone or the Open Space Zone of 4.5 m	Required landscape strip on any interior side lot line or rear lot line abutting a Residential Zone, Open Space Zone or the Environmental Protection Zone of 0 m