

**Attachment 3 – Zoning By-law 001-2021 Table 1**

Table 1

	<b>Zoning By-law 001-2021 Standard</b>	<b>EMU – Employment Commercial Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the EMU Zone Requirement</b>
a.	Minimum Front Yard	15 m	7 m
b.	Minimum Exterior Side Yard	9 m	3.5 m
c.	Minimum Landscape Strip Abutting a Street Line	5 m	3.5 m
d.	Minimum Ground Floor Height	6 m	4.5 m
e.	Required Build-To Zone	5 m to 10 m	3.5 m to 10 m
f.	Notes	Note 2 to Table 8-2: (Applicable to a number of the Permitted Uses within the EMU Zone). This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.	Note 2 shall not apply.
g.	Notes	Note 5 to Table 8-2: (Limits the total gross floor area per lot of certain EMU uses to 10,000 m <sup>2</sup> )	Shall be revised to permit a maximum gross floor area per lot of certain EMU uses to 47,000 m <sup>2</sup>
h.	Notes	Note 7 to Table 8-3: (Applicable to Surface Parking Lots in the EMU Zone)	Shall be revised to permit surface parking within an exterior side yard

i.	Notes	The EMU Zone requires increases to a side yard for certain building heights.	A Note is proposed to identify that where a yard is adjacent to an Environmental Protection Zone, no increase in side yard is required up to 25 m in height
j.	Permitted Uses	This zone permits a wide range of employment and other uses and a limited amount of commercial uses.	<p>To permit the following uses:</p> <ul style="list-style-type: none"> <li>- Car Wash</li> <li>- Drive-Through</li> <li>- Fueling Station</li> <li>- Garden Centre Accessory to a Supermarket</li> <li>- Motor Vehicle Sales that do not include the outdoor display or storage of motor vehicles</li> <li>- Research and Development</li> <li>- Shopping Centre with individual retail uses not exceeding a maximum ground floor plate of 2,800 m<sup>2</sup></li> </ul>