

Attachment 3 – Zoning By-law 1-88 Table 1

Table 1

	Zoning By-law 1-88 Standard	C2 – General Commercial Zone Requirement	Proposed Exceptions to the C2 Zone Requirement
a.	Minimum Front Yard	15 m	7 m
b.	Minimum Rear Yard	15 m	7.5 m
c.	Minimum Interior Side Yard	6 m	1.5 m
d.	Minimum Exterior Side Yard	9 m	3.5 m
e.	Minimum Lot Depth	60 m	Shall not apply.
f.	Maximum Height	11 m	32 m
g.	Minimum Setback from an 'R' Zone to any Building or Open Storage Use	13.5 m	0 m
h.	Minimum Landscaped Area	A strip of land not less than 6 m in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping	Minimum landscape strip shall be 3.5 m.
i.	Landscaping Area	Where a Commercial Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 2.4 m in width and inside the Commercial Zone and abutting its boundary shall be used for no purpose other than landscaping.	Minimum required landscape strip on any interior side lot line or rear lot line abutting a Residential Zone or an Open Space Zone shall be 3 m.
j.	Permitted Uses	This zone permits a range of commercial uses including uses permitted in the C1 – Restricted Commercial Zone	To permit the following additional uses: <ul style="list-style-type: none"> - Automotive Detailing - Clinic - Commercial School - Commercial Storage - Community Facility - Community Garden

			<ul style="list-style-type: none"> - Day Nursery - Drive-Through - Micro-Manufacturing - Outdoor Display Area - Place of Worship - Print Shop - Retail Convenience - Shopping Centre - Studio - Supermarket - Temporary Sales Office - Urban Square
k.	Definitions	Some of the uses proposed in the C2 Zone above are not defined within Zoning By-law 1-88.	<p>To define the following uses in accordance with the definitions found within Zoning By-law 001-2021:</p> <ul style="list-style-type: none"> - Automotive Detailing - Clinic - Commercial Storage - Community Facility - Community Garden - Micro-Manufacturing - Outdoor Display Area - Temporary Sales Office
	Zoning By-law 1-88 Standard	EM1 – Prestige Employment Area Zone Standard	Proposed Exceptions to the EM1 Zone Requirement
l.	Minimum Front Yard	6 m	3.5 m
m.	Minimum Interior Side Yard	6 m	3 m
n.	Minimum Exterior Side Yard	6 m	3 m
o.	Minimum Rear Yard	12 m	3.0 m
p.	Minimum Lot Area	8,000 m ²	1,800 m ²
q.	Minimum Lot Frontage	65 m	30 m
r.	Maximum Building Height	15 m	25 m
s.	Landscaping Requirements	A strip of land not less than 9 m in width shall be provided along a lot line of a provincial highway or an arterial road, and shall be used for no purpose	Shall not apply.

		other than landscaping.	
t.	Landscaping Requirements	Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 7.5 m in width and inside the Employment Area Zone and abutting its boundary, shall be used for no purpose other than landscaping.	Required landscape strip of 4.5 m on any interior side lot line or rear lot line abutting a Residential Zone or the Open Space Zone.
u.	Permitted Uses	This zone permits a range of employment uses including accessory uses, office uses and recreational uses but does not permit the uses as proposed.	To permit the following additional uses: <ul style="list-style-type: none"> - Ancillary Retail - Autobody Repair Shop - Automotive Retail Store - Banking or Financial Institution - Business or Professional Office - Car Rental Service - Car Wash - Club or Health Centre - Commercial Storage - Contractor's Establishment excluding outdoor storage - Eating Establishment, Take-Out - Place of Amusement - Place of Entertainment excluding theatre, arena, and auditorium - Research and Development - Temporary Sales Office - Vertical Farming - Warehousing and distribution facility
v.	Definitions	Some of the uses proposed in the EM1 Zone above are not	To define the following uses in accordance with the

		defined within Zoning By-law 1-88.	definitions found within Zoning By-law 001-2021: <ul style="list-style-type: none"> - Ancillary Retail - Car Rental Service excluding outdoor display or storage - Commercial Storage - Contractor's Establishment excluding Outdoor Storage - Research and Development - Temporary Sales Office - Vertical Farming - Warehousing and Distribution Facility
	Zoning By-law 1-88 Standard	OS1 – Open Space Conservation Zone Requirement	Proposed Exceptions to the OS1 Zone Requirement
w.	Minimum Front Yard	15 m	9 m
x.	Minimum Interior Side Yard	15 m	4.5 m
y.	Minimum Exterior Side Yard	15 m	4.5 m
z.	Permitted Uses	<p>This zone permits Recreational Uses, Institutional Uses and Conservation Uses.</p> <p>An outfall channel for a stormwater management facility is not a permitted use.</p>	<p>To permit the following additional use:</p> <p>An outfall channel for a stormwater management facility.</p>
	Zoning By-law 1-88 Standard	OS2 – Open Space Park Zone Requirement	Proposed Exceptions to the OS2 Zone Requirement
aa.	Permitted Uses	<p>This zone permits the Uses as per OS1 which include Recreational Uses, Institutional Uses and Conservation Uses. A Community Garden and Stormwater</p>	<p>Permit the following additional Uses:</p> <ul style="list-style-type: none"> - Community Garden - Stormwater Management Facility

		Management Facility are not permitted.	
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