

Attachment 4 – Zoning By-law 001-2021 Table 2

Table 2

	Zoning By-law 001-2021 Standard	EMU – Employment Commercial Mixed-Use Zone Requirement	Proposed Exceptions to the EMU Zone Requirement
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 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
h.	Permitted Uses	This zone permits a wide range of employment and other uses and a limited	To permit the following additional uses: <ul style="list-style-type: none"> - Car Wash except along Kirby Road frontage - Drive-Through

		amount of commercial uses.	<ul style="list-style-type: none"> - Fueling Station Except along Kirby Road frontage - Garden Centre Accessory to a Supermarket - Motor Vehicle Sales that do not include the outdoor display or storage of motor vehicles - Research and Development - Shopping Centre with individual retail units not exceeding a maximum ground floor plate of 2,800 m² - Maximum permitted gross floor area of a unit along the Kirby Road frontage shall be 929 m²
	Zoning By-law 001-2021 Standard	EM1 – Prestige Employment Zone Standard	Proposed Exceptions to the EM1 Zone Requirement
i.	Minimum Front Yard	4.5 m	3.5 m
j.	Minimum Exterior Side Yard	4.5 m	3.0 m
k.	Minimum Rear Yard	7.5 m	3.0 m
l.	Permitted Uses	This zone permits a range of employment uses excluding outside storage.	<p>To permit the following additional uses:</p> <ul style="list-style-type: none"> - Banquet Hall in a single unit building - Commercial Storage - Contractor’s Establishment excluding Outdoor Storage - Health and Fitness Centre - Motor Vehicle Body Repair - Motor Vehicle Rental excluding outdoor display or storage of motor vehicles, mechanical repairs and/or autobody repair - Place of Assembly

			<ul style="list-style-type: none"> - Place of Entertainment excluding theatre or concert hall - One (1) take-out restaurant having a maximum floor area of 185 m² - Service or Repair Shop
	Zoning By-law 001-2021 Standard	EP – Environmental Protection Zone Standard	Proposed Exceptions to the EP Zone Requirement
m.	Permitted Uses	This zone permits conservation and passive recreational uses.	<p>To permit the following additional use:</p> <p>A stormwater management facility outfall channel</p>