

## Attachment 3 – Zoning Exceptions to By-law 001-2021

Table 1:

	<b>Zoning By-law 001-2021 Standards</b>	<b>EMU – Employment Commercial Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirement</b>
a.	Permitted Uses in the EMU Zone (Table 8-2)	Outside storage is not a permitted use	Outside storage of vehicles without any associated building shall be a permitted for a temporary period of up to three (3) years
b.	General Requirements for Outside Storage (5.13.1.3)	Outside storage of motor vehicles except for the purpose of display, hire, or sale shall be prohibited	Permit the sole use of outside storage for the purpose of parking vehicles on the Subject Lands
c.	Maximum Permitted Area of Lot for Outside Storage (5.13.1.1)	The maximum permitted area of outside storage shall be 30% of the total lot area	Permit a maximum outside storage area of 96.7% of the total lot area
d.	Location of Outside Storage (5.13.2.4)	Outside Storage shall not be permitted on any corner lot	To permit outside storage on a corner lot
e.	Required Surface Material (6.1.9)	Shall be located on a stable surface and treated with a hard surface dustless material, such as asphalt, concrete, permeable paving surface, or a similar material	The proposed surface treatment material is gravel

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f.	Required Barrier-Free Parking Spaces (Table 6-4)	4%	0%
g.	Minimum Landscape Area (%) (Table 8-3)	10%	3.3%
h.	Minimum Landscape Strip Abutting a Street Line (width in m) (Table 8-3)	5 m in width	0 m in width