

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

Table 1

	Zoning By-law 001-2021 Standard	EM2 General Employment Zone Requirement	Proposed Exceptions to the EM2 Zone
a.	Minimum Rear Yard	12 m	2.9 m
b.	Permitted Uses	A variety of employment uses are permitted within the EM2 Zone.	Permit the additional use of Waste Transfer and Processing Station.
c.	Definitions	The requested Waste Transfer and Processing Station use is not a defined term.	Waste Transfer and Processing Station: Means premises used for the purpose of receiving, processing and transferring off-site solid non-hazardous waste to vehicles for transport to another location but does not include putrescible, hazardous, liquid and sewage wastes or combustible gas cylinders.
d.	Minimum Landscape Open Space	5%	4.2%
e.	Required Landscape Strip abutting a Street Line	3 m	0 m
f.	Outside storage	Section 5.13 requires outside storage on a lot to be fully screened and limits its height to 3 m.	To permit Outside storage within the proposed designated area. The outside storage area will be restricted to temporary storage bin staging for off/onloading and is not required to be screened or limited to 3m in height.