

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

Table 1

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Zone Requirement
a.	Permitted Uses	Commercial uses are not permitted	<ul style="list-style-type: none"> • Permit a previously permitted eating establishment (restaurant) use with a maximum GFA of 463 m² on a permanent basis • Permit the following additional commercial uses on a temporary basis of three (3) years: <ul style="list-style-type: none"> - Health and Fitness Centre - Personal Service - Restaurant - Restaurant, Take-out - Retail, Convenience - Service or Retail Shop
b.	Minimum Rear Yard	7.5 m	6 m
c.	Landscape Strip Abutting a Street Line	3 m	0 m
d.	Minimum Landscape Open Space	5%	3.5%
e.	Minimum Parking Requirements	0	Provide a total of 31 parking spaces