

**Attachment 4 – Proposed Exceptions to EM2 General Employment Zone in Zoning
By-law 001-2021**

Table 1

	Zoning By-law 001-2021 Standard	EM2 General Employment Zone Requirement	Proposed Exceptions to the EM2 General Employment Zone Requirement
a.	Transportation Terminal – Definition	Means premises for storing, parking or dispatching of buses, trucks, tractors, trailers, or other commercial vehicles and may include accessory servicing or repair within an enclosed building.	Means premises for storing, parking or dispatching of buses, trucks, tractors, trailers, or other commercial vehicles and may include accessory servicing or repair within an enclosed building, a public truck refueling facility, and truck sales.
b.	Outside Storage – Maximum Permitted Area	The maximum permitted area of outside storage shall be 30% of the total lot area.	60%
c.	Outside Storage – Maximum Permitted Height	The maximum height of goods or materials stored within an outside storage area shall be 3 m.	4 m
d.	Outside Storage – Location in a Front or Side Yard	Outside storage shall not be permitted in a front yard or exterior side yard.	Permit the location of the proposed outside storage in the front yard.
e.	Outside Storage – Location Between a Building and a Street	Outside storage shall not be permitted between a principal building or structure and a street line.	Permit the proposed outside to be located between the principal building for National Helicopter Inc. and Albion Vaughan Road.

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive technical report to a future Committee of the Whole meeting.