

Attachment 4 – Proposed Zoning Exceptions to Zoning By-Law 001-2021

Table 1:

	Zoning By-law 001-2021 Standard	FD Future Development Zone Requirements	Proposed Exceptions to the FD Future Development Zone Requirements
a.	Permitted Uses (temporary period of 3 years)	N/A	- Outside storage of 46 truck cabs - An accessory administrative office with a total GFA of 143 m ²
b.	Minimum Lot Area	E - "Existing"	0.3 ha
c.	Minimum Lot Frontage	E - "Existing"	50 m
d.	Minimum Front Yard Setback (Major Mackenzie Drive West)	7.5 m	6 m
e.	Minimum Landscape Strip Abutting a Major Road	N/A	6 m
f.	Maximum Outside Storage	30%	85%
g.	Minimum Fence Height along Front, Side and Rear Yards	N/A	- 2 m wooden fence along all yards - 1.8 m chain link along Driveway Aisles
h.	Surface Treatment	N/A	For proposed use, the surface of all loading spaces and related driveways, parking spaces and maneuvering areas shall be permitted to be gravel or hot-mix asphalt or concrete.