

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

Table 1:

	<b>Zoning By-law 001-2021 Standard</b>	<b>‘A’ Agriculture Zone Requirement</b>	<b>Proposed Exceptions to the ‘A’ Agriculture Zone Requirement</b>
a.	Permitted Uses	Outside Storage is not permitted	Outside storage of truck and trailer storage, heavy equipment and machinery which serves the existing Truck Sales and Service Centre (limited to the sales and service of farm/heavy equipment/trucks) on the Subject Lands for a maximum of period of three (3) years and a maximum total area of 30,439.35 m <sup>2</sup>
	<b>Zoning By-law 001-2021 Standard</b>	<b>‘SC’ Service Commercial Requirement</b>	<b>Proposed Exceptions to the ‘SC’ Service Commercial Requirement</b>
a.	Permitted Uses (Table 9-2)	Outside Storage is not permitted	Outside storage of truck and trailer storage, heavy equipment and machinery which serves the existing Truck Sales and Service Centre (limited to the sales and service of farm/heavy equipment/trucks) on the Subject Lands for a maximum of period of three (3) years and a maximum total area of 30,439.35 m <sup>2</sup>
b.	Minimum Landscape Coverage (%) (Table 9-3)	A minimum landscape coverage of 10% is required	Shall not apply
c.	Minimum Landscape Strip Abutting a Street Line (Table 9-3)	A minimum landscape strip of 3 m abutting any street line is required in SC Zone	Shall not apply

	<b>Zoning By-law 001-2021 Standard</b>	<b>Specific Use (Outside Storage 5.13) Requirement</b>	<b>Proposed Exceptions to the Specific Use (Outside Storage 5.13) Requirement</b>
a.	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	Shall not apply
b.	Maximum Height (5.1.3.1.2)	Maximum Height of Goods or Materials Stored within an Outside Storage Area 3 m	5 m
c.	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	No display, hire or sales will be permitted
d.	Location of Outside Storage (5.13.2.4)	Outside storage shall not be permitted in a front yard or exterior side yard	Shall not apply
e.	Location of Outside Storage (5.13.2.4)	Outside storage shall not be permitted between a principal building or structure and a street line	Shall not apply
f.	Corner Lots (5.13.2.4)	Outside storage shall not be permitted on any corner lot	Shall not apply
g.	Screening (5.13.3.1)	Any portion of a lot used for outside storage shall be fully screened by an opaque fence or other vertical elements, except that screening shall not be required in a yard where outside storage abuts a railway corridor	Shall not apply
h.	Required Surface Material (6.1.9)	A parking area, any driveway or aisle providing access to a parking area and any loading space and associated maneuvering area 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	Surface treatment of outside storage area shall be gravel