

Attachment 6 - Zoning By-law 001-2021 Table 3:

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Zone & EM2 General Employment Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment & EM2 General Employment Zone Requirement
a.	Maximum Building Height	15 m	30 m
b.	Maximum Height of Outside Storage	3 m	4.5 m
c.	Required Landscape strip on any interior side lot line or rear lot line abutting the Open Space Zone	4.5 m	0 m
d.	Definition of a "Distribution Facility"	Means a building or part of a building used primarily for the storage and distribution of goods and materials, including the temporary storage and maintenance of commercial vehicles, heavy commercial vehicles and intermodal containers	Means a building or part of a building used primarily for the storage and distribution of goods and material, including the outside storage and maintenance of commercial motor vehicles, heavy commercial vehicles and intermodal containers
e.	Definition of a "Outside Storage"	Means an open area of land used for the storage of materials, equipment, intermodal containers, or finished goods which are associated with the principal use of the lot, and may include the temporary parking of commercial vehicles	Means the leaving, placing or parking of equipment or vehicles including trucks, trailers, and tractor trailers directly associated with a Distribution Facility

f.	Location of Outside Storage	Outside storage shall not be permitted in a front or exterior side yard Outside storage shall not be permitted on any corner lot	Outside storage shall not be permitted in any front yard Outside storage shall be permitted on any corner lot
		EM1 Prestige Employment Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Requirement
g.	Permitted Uses	Outside Storage and Stormwater Management Facility is not Permitted	To permit Outside Storage and Stormwater Management Facility
		EM2 General Employment Zone Requirement	Proposed Exceptions to the EM2 General Employment Requirement
h.	Permitted Uses	Stormwater Management Facility is not permitted	To permit a Stormwater Management Facility
i.	Percentage of Outside Storage	Outside Storage over 30% of the total lot area is not permitted	To permit Outside Storage over 30% of the total lot area

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