## Attachment 4 – Proposed Exceptions to Zoning By-law 001-2021

## Table 1

	Zoning By-law 001-2021 Standard	FD Future Development Zone Requirement	Proposed Exceptions to the FD Future Development Zone Requirement
a.	Outside Storage – Maximum Permitted Area	The maximum permitted area of outside storage shall be 30% of the total lot area.	A maximum of 80% of the 7.02 hectares Developable Area may be devoted to Truck and Trailer Parking and the storage of Shipping Containers.
b.	Outside Storage – Maximum Permitted Height	The maximum height of goods or materials stored within an outside storage area shall be 3 metres.	The maximum height of shipping containers within an outside storage area shall be:  No more than three high or 7.5 metres, between 58 metres and 68 metres of the front lot line  No more than four high, or 10 metres, between 68 metres and 78 metres of the front lot line  no more than five high or 12.5 metres, beyond 78 metres of the front lot line
C.	Outside Storage – Location in a Front or Side Yard	Outside storage shall not be permitted in a front yard or exterior side yard.	To permit the location of the proposed outside storage in the front yard.
d.	Outside Storage – Location between a Structure and a Street Line	Outside storage shall not be permitted between a principal building or structure and a street line.	To permit the location of the proposed outside storage to be between a principal building or structure and a street line.
e.	Surface Treatment	A parking area, any driveway or aisle providing access to a parking area and any	To permit a parking area, driveway or aisle providing access to a parking area and loading space and associated

		loading space and	manoeuvering area to be
		associated manoeuvering 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.	located on a surface of crushed asphalt.
f.	Permitted Uses	The only permitted uses shall be legally existing uses as of the effective date of Zoning By-law 001-2021.	To permit the following additional uses subject to a temporary use provision:  Intermodal Facility Accessory Outdoor Storage