

Attachment 3 – Zoning By-law 001-2021 – Table 1

Table 1

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Zone Requirement
a.	Permitted Uses	Commercial uses are not permitted	<ul style="list-style-type: none"> • Permit one (1) Restaurant use with a maximum gross floor area of 766 m² on a permanent basis • Permit the following additional commercial use on a temporary basis of three (3) years within individual units not exceeding a gross floor area of 239 m²: <ul style="list-style-type: none"> - Restaurant, Take-out • Permit the following additional commercial uses on a temporary basis of three (3) years within individual units not exceeding a gross floor area of 185 m²: <ul style="list-style-type: none"> - Health and Fitness Centre - Personal Service - Retail, Convenience - Service or Retail Shop
b.	Landscape Strip Abutting a Street Line	3 m	Buttermill Avenue – 2.9 m Portage Parkway – 0 m
c.	Minimum Landscape Open Space	5%	4.0%