

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% |