

Attachment 4 – 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: <ul style="list-style-type: none"> • No more than three high or 9 metres, between 58 metres and 68 metres of the front lot line • No more than four high, or 12 metres, between 68 metres and 78 metres of the front lot line • no more than five high or 15 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

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		loading space and associated manoeuvring 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.	manoeuvring area to be 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: <ul style="list-style-type: none"> • Intermodal Facility • Accessory Outdoor Storage