

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

Table 1:

	Zoning By-law 001-2021 Standard	EMU – Employment Commercial Mixed-Use Zone	Proposed Exceptions to the EMU – Employment Commercial Mixed-Use Zone Requirements
a.	Permitted Uses	<p>The following additional uses are not permitted in the EMU Zone:</p> <ul style="list-style-type: none"> • Manufacturing or processing facility • Research and development • Warehousing and distribution facility 	<p>The following additional uses shall be permitted on the Subject Lands:</p> <ul style="list-style-type: none"> • Manufacturing or processing facility • Research and development • Warehousing and distribution facility
b.	Minimum Parking Requirements	Where any combination of the permitted commercial uses are developed on a lot within the EMU Zone, the parking requirements shall be subject to the shopping centre parking standard of 2.0 per 100 square metres of Gross Floor Area	A minimum of 112 parking spaces shall be permitted.
c.	Build to Zone Setback	5 -10 m shall apply to a minimum of 50 percent of the street frontage	No build-to Zone shall apply to the Subject Lands
d.	45-degree Angular Plane	A 45-degree angular plane shall be required in the EMU Zone and shall be applied from the rear lot line and interior side lot line	No 45-degree angular plane shall apply to the Subject Lands
g.	Minimum Ground Floor Height	6 m	4.905 m