

Attachment 8 – Zoning By-law 001-2021 Table 2

	Zoning By-law 001-2021 Standard	EM2 General Employment Zone Requirement	Proposed Exceptions to the EM2 General Employment Zone Requirement
a.	Permitted Uses	<p>A permanent concrete mixing plant is not listed as a permitted use</p> <p>A Holding “(H)” Symbol permits uses legally existing as of the date of enactment of By-law 6-2006</p>	<p>To permit a permanent concrete mixing plant</p> <p>To remove the Holding “(H)” Symbol to permit the crushing and storage of concrete and asphalt rubble for recycling, asphalt manufacturing, and related materials storage, related construction equipment storage, and related office and administrative uses</p>
b.	Outside Storage Area	A maximum of 65% of the lot area can be used as outside storage in the locations identified in Figure E-1378 and the storage will have a minimum height of 6.0 m and a maximum height of 9.0 m	A maximum of 60% of the lot area can be used as outside storage in the locations identified in Attachment 2 and the storage will have a minimum height of 6.0 m and a maximum height of 9.0 m
c.	Minimum Setback from West Lot Line to Aggregate Storage	10.0 m	2.2 m
d.	Minimum Setback from West Lot Line to Truck and Construction Equipment Storage Area	10.0 m and only when screened from view to the west by a 6.0 m high solid barrier	Delete Requirement
e.	Minimum Setback from West lot Line to Accessory Aggregate Storage Structure	10.0 m	3.04 m
f.	Minimum Building Setback to West Lot Line	10.0 m	2.2 m for Existing Portable Trailer

g.	Noise Attenuating Barriers	Minimum Height of 6.0 m and maximum height of 9.0 m, subject to Site Plan approval	Delete Requirement
h.	Shop maintenance Facility Screening	Shall be screened from view to the west by a 6.0 m high solid barrier	Delete Requirement
i.	Minimum Landscape Strip	6.0 m along the west lot line	Delete Requirement
j.	Minimum Landscape Open Space	5%	2.7%
k.	Highway Corridor Setback	14.0 m	4.5 m