

SCHEDULE B to By-law 2024-0101

13.1 EXCEPTIONS

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
22, 22-A E4.6.1 Henderson's Corners	RCC, EP1	13376 & 13394 Hwy 7 (Henderson's Corners)	The following uses are also permitted within the RCC(22) and RCC(22-A) zones: (i) <i>Commercial self-storage facility</i> ; and (ii) <i>Outdoor storage, accessory</i> .			The following provisions apply to lands zoned RCC(22) and lands zoned RCC(22-A): (i) Maximum <i>building height</i> – 6.0 metres. The maximum <i>height</i> may be increased to 9.5 metres for the Existing Office and to 10.6 metres for Building I, as shown on Schedule A; (ii) The locations and maximum <i>building envelopes</i> of Building B and Building I shall be in accordance with the locations and dimensions of these <i>buildings</i> as shown on Schedule A; (iii) Maximum <i>gross floor area</i> for a <i>commercial self-storage facility</i> – 8,000 square metres; (iv) Maximum <i>lot area</i> for <i>accessory outdoor storage</i> – 3,716.0 square metres; (v) Minimum <i>rear yard setback</i> for <i>accessory outdoor storage</i> – 3.0 metres; (vi) Notwithstanding Section 4.23, on-site screening of a minimum <i>height</i> of 3.0 metres along the <i>rear lot line</i> is only required for the portion of the <i>rear lot line</i> within 68.0 metres of the southern corner of the lands, as shown on Schedule A, and on-site screening may be provided by opaque <i>building(s)</i> that are a minimum <i>height</i> of 3.0 metres; (vii) No <i>loading spaces</i> are required for the additional permitted uses (<i>commercial self-storage facility</i> and <i>accessory outdoor storage</i>) except for Building I, as shown on Schedule A, which shall require a minimum of 1 <i>loading space</i> ; and (viii) A solid-screen wooden privacy fence that is a minimum <i>height</i> of

						<p>2.13 metres along the <i>rear</i> and southern <i>interior side lot lines</i> and a minimum <i>height</i> of 3.0 metres along the northern <i>interior side lot line</i> shall be provided in accordance with Schedule A.</p> <p>The following provision applies to lands zoned RCC(22-A):</p> <p>(i) Maximum <i>height</i> for <i>accessory outdoor storage</i> – 7.6 metres.</p> <p>The following provision applies to lands zoned EP1(22):</p> <p>(i) Notwithstanding the definition of <i>structure</i>, a fence is not permitted.</p>
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