

6.8 Development Regulations Exceptions

Should an applicant find that the project they wish to develop in Business Bay does not meet the criteria for the zone in which their property is located and that said project is not allowed in another zone, the applicant may apply for a zoning exception (Form ZAF-54).

Exceptions will be reviewed by The Zoning Authority on a case-by-case basis to determine if they are beneficial to the overall development of The Zoning Authority. Should The Zoning Authority find in favour of the applicant, the applicant may proceed with the preliminary design review process.

- (b) vehicular access to the site
- (c) use, height, location, and ground coverage of existing or proposed buildings.
- (d) parking spaces, either existing or proposed
- (e) proposed signage locations

The Zoning Authority shall review all submitted documents and make a determination as to the appropriateness of the use within Buiness Bay and the particular area. A letter stating approval or disapproval shall be sent to the applicant following said determination.

6.9 Variances

Should an applicant find that due to dimensional variations on the site undue hardship is presented for the completion of a project, the applicant may request a variance from the literal enforcement of the Development Guidelines requirements.

The applicant should submit proposals to The Zoning Authority for approval. Approval must be issued from The Zoning Authority before the applicant is to proceed.

6.10 Conditional Uses

Any investor or developer interested in utilizing a property for a conditional use as permitted within the area in which the property is located may file an application with The Zoning Authority. An application for a conditional use permit shall contain a site plan (in triplicate) showing the following information:

- (a) property lines and dimensions