

11.0 EMPLOYMENT ZONES

11.1 List of Employment Zones

For convenience, Table 11-1 identifies the Employment Zones established in accordance with Part 2 of this By-law.

Table 11-1: List of Employment Zones

	Zone Name	Zone Symbol(s)
	Prestige Employment <u>Zone</u>	EM1
	General Employment <u>Zone</u>	EM2
	<u>Mineral aggregate operation Zone</u>	EM3

11.2 Regulations for the Employment Zones

11.2.1 Permitted Uses in the Employment Zones ¹⁸⁴⁻²⁰²²

Table 11-2: Permitted Uses in the Employment Zones

	EM1	EM2	EM3
Employment Uses			
<u>Automotive detailing</u>	•	•	
<u>Commercial school</u>	•	•	
<u>Contractor's establishment</u>		•	
<u>Heavy equipment sales, rental and service establishment</u>		•	
<u>Intermodal facility</u>		•	
<u>Manufacturing or processing facility</u>	•	•	

	EM1	EM2	EM3
<u>Mineral aggregate operation</u>			•
<u>Motor vehicle body repair</u>	E	•	
<u>Motor vehicle rental</u>	E		
<u>Motor vehicle repair</u>	E	•	
<u>Motor vehicle sales</u>	E		
<u>Office</u>	• ⁽²⁾		
<u>Research and development</u>	•	•	
<u>Transportation terminal</u>		•	
<u>Vertical farm</u> ²³⁶⁻²⁰²⁵	•	•	
<u>Warehousing and distribution facility</u>	•	•	
Other Uses			
<u>Banquet hall</u>		•	
<u>Car wash</u>	• ⁽³⁾	•	
<u>Day care centre</u>	•		
<u>Night club</u>		•	
<u>Temporary sales office</u> ^{(1) 021-2025}	•	•	
Specified Accessory Uses			

	EM1	EM2	EM3
<u>Accessory office</u> ⁽¹⁾	•	•	•
<u>Accessory retail</u> ⁽¹⁾	•	•	
<u>Ancillary retail</u> ⁽¹⁾	•		
<u>Intermodal container</u> ⁽¹⁾	•	•	
<u>Outside storage</u> ⁽¹⁾		•	

Addition requirements to Table 11-2:

1. This use is subject to specific use provisions in accordance with Part 5 of this By-law.
2. Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m² on each lot.
3. This use shall only be permitted as accessory to a principal use in the EM1 Zone.

11.2.2 Lot and Building Requirements for the Employment Zones

Table 11-3: Lot and Building Requirements for the Employment Zones

	EM1	EM2	EM3
Lot and Building Requirements			
Minimum <u>lot frontage</u> (m)	30	30	-
Minimum <u>lot area</u> (m ²)	1800	1800	-
Minimum <u>front yard</u> (m)	4.5	6	15
Minimum <u>rear yard</u> (m)	7.5	12	15
Minimum <u>interior side yard</u> (m)	3	6	7.5

	EM1	EM2	EM3
Minimum <u>exterior side yard</u> (m)	4.5	6	15
Maximum <u>lot coverage</u> (%)	60	-	-
Maximum <u>building height</u> (m)	15 ⁽¹⁾	15 ⁽¹⁾	11 ⁽²⁾
Minimum <u>setback</u> of any <u>building, structure</u> or outside storage to any Residential <u>Zone</u> or Open Space <u>Zone</u> (m)	20	30	150
Required <u>landscape</u> strip abutting a <u>street line</u> (width in m)	3	3	-
Required <u>landscape</u> strip on any <u>interior side lot line</u> or rear <u>lot line</u> abutting a Residential <u>Zone</u> or the Open Space <u>Zone</u> (width in m)	4.5	4.5	-
Minimum <u>landscape</u> open space (%)	5	5	-

Additional requirements to Table 11-3:

1. The maximum building height may exceed 15.0 m, provided that the minimum interior side yard is increased by 0.3 m for every 0.6 m in building height greater than 15.0 m, but in no case shall the maximum building height exceed 25.0 m.
2. A maximum height of 11.0 m shall only apply to an office use that is accessory to a mineral aggregate operation.