

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 Zone	EM1
General Employment Zone	EM2
Mineral Aggregate Operation Zone	EM3

11.2 Regulations for the Employment Zones

11.2.1 Permitted Uses in the Employment Zones¹⁸⁴⁻²⁰²²

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>	•	•	

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	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 farming</u>	•	•	
<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>	•	•	
Specified Accessory Uses			
<u>Accessory office</u> ⁽¹⁾	•	•	•
<u>Accessory retail</u> ⁽¹⁾	•	•	

	EM1	EM2	EM3
<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 of any building, structure or outside storage</u> to any Residential Zone or Open Space Zone (m)	20	30	150
Landscaping Requirements			
Required <u>landscape strip</u> abutting a <u>street line</u> (width in m)	3	3	-
Required <u>landscape strip</u> on any <u>interior side lot line</u> or <u>rear lot line</u> abutting a Residential Zone or the Open Space Zone (width in m)	4.5	4.5	-
Minimum <u>landscape open space</u> (%)	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.