

Section 16: Employment Zones

16.1. All Employment Zones

- 16.1.1.** For the purposes of this By-law, Employment Zones include Business Park Zone (M1), General Industrial Zone (M2), Heavy Industrial Zone (M3), Employment Service Zone (M4) and Waste Management Zone (M5).
- 16.1.2.** **Uses** permitted in Employment Zones are limited to the **uses** identified in Table 16.1.2., and are denoted by the symbol "●" in the column applicable to each Zone and corresponding with the row for a specific permitted **use**. Where the symbol "—" is identified in the table, the **use** is not permitted in that Zone.
- 16.1.3.** Where a permitted **use** includes a reference number in superscript beside the "●" symbol in Table 16.1.2., the following corresponding provisions apply:
1. Is required to operate within an enclosed **building**.
 2. Is permitted only as an **accessory use** to a **principal use** on the **lot** and is limited to a maximum **gross floor area** of 25% of the **gross floor area** of the **principal use**.
 3. Is limited only to convenience commercial **uses** in a **retail store**, in accordance with the complementary **use** policies of the Official Plan.
 4. Is permitted only as an **accessory use** to a **principal use** on the **lot**.
 5. Is permitted as a **principal use** and may occupy 100% **gross floor area** on the **lot**, in accordance with the **complementary use** policies of the Official Plan.

Table 16.1.2. - Permitted Uses in the Employment Zones

Use	M1	M2	M3	M4	M5
animal care	—	—	—	● ⁵	—
animal shelter	—	—	—	●	—
automobile body shop	—	●	●	—	—
automobile repair shop	—	●	●	—	—
banquet hall	—	—	—	● ⁵	—
call centre	●	—	—	● ¹	—

Use	M1	M2	M3	M4	M5
catering service	●	●	—	● ¹	—
contractor's yard	● ¹	●	●	● ¹	—
day care centre	—	—	—	● ⁵	—
equipment rental	—	●	●	—	—
feedmill	—	●	—	—	—
financial institution	—	—	—	● ⁵	—
fitness centre	—	—	—	● ⁵	—
heavy equipment or truck repair shop	—	●	●	—	—
heavy industrial uses	—	—	●	—	—
hotel	—	—	—	● ⁵	—
industrial repair shop	—	●	●	—	—
laboratory	●	—	—	● ¹	—
light industrial use	● ¹	●	●	● ¹	—
office	●	● ⁴	● ⁴	● ¹	● ⁴
outdoor storage	● ⁴	● ⁴	● ⁴	—	●
personal service shop	—	—	—	● ⁵	—
place of worship	—	—	—	● ⁵	—
production studio	●	—	—	● ¹	—
recreation facility	—	—	—	● ⁵	—
repair shop	● ¹	●	●	● ¹	—
research establishment	●	—	—	● ¹	—
restaurant	—	—	—	● ⁵	—
retail store	● ²	● ²	● ²	● ³	● ²
salvage yard	—	—	—	—	●
self-service storage facility	—	●	—	—	—
towing compound	—	●	●	—	●
training facility	● ¹	—	—	● ¹	—
transportation depot	● ¹	●	●	● ¹	—

Use	M1	M2	M3	M4	M5
warehouse	● ¹	●	●	● ¹	—
waste disposal area	—	—	—	—	●
waste processing site	—	—	—	—	●
waste transfer station	—	—	—	—	●
wastewater treatment facility	—	—	●	—	●
water supply plant	—	—	●	—	—
wellness clinic	—	—	—	● ⁵	—
wholesale establishment	● ¹	●	●	● ¹	—
workshop	● ¹	●	●	● ¹	—

16.2. Business Park Zone (M1)

16.2.1. The **use** of any **lot** or **building** in the M1 Zone must comply with the provisions of Table 16.2.1.

Table 16.2.1. – M1 Provisions

Zoning Provision	all permitted uses
1. Minimum lot area (square metres)	—
2. Minimum lot frontage (metres)	25.0
3. Maximum height (metres)	15.0
4. Minimum front setback (metres)	6.0 ³
5. Minimum rear setback (metres)	7.5 ³
6. Minimum exterior setback (metres)	6.0 ³
7. Minimum interior setback (metres)	6.0 ³
8. Minimum landscaped open space	15%
9. Maximum lot coverage	—

Additional Provisions for Lots Zoned M1

16.2.2. In addition to the provisions of Table 16.2.1., **uses** in the M1 Zone must comply with the following provisions:

- 1. Outdoor storage** is not permitted on a **lot** that is adjacent to a **lot** in an Urban Residential Zone, Urban Multi-Unit Residential Zone or Heritage Zone or on a **lot** that is adjacent to a **lot** with a **residential use**. Where permitted, **outdoor storage** must:
 - (a)** comply with the **setback** provisions as if such **use** were a **building**;
 - (b)** not be located in a **front yard** or **exterior yard**, and must not be located in a **rear yard** that abuts a **street line**;
 - (c)** be provided with a **visual screen** a minimum **height** of 1.8 metres in such a manner that the **outdoor storage** is not visible from a **street** or a **lot** that is located in any Zone other than an Employment Zone; and
 - (d)** have an area no greater than 15% of the **lot area**.

2. Despite Subclause 1., when **outdoor storage** is established under the provisions of this By-law, the subsequent **construction** of a new **residential use** on a separate **lot** does not render such **outdoor storage** non-complying.
3. Where a **lot line** abuts a **lot** in any Zone other than an Employment Zone:
 - (a) A minimum 3.0 metre wide **planting strip** must be provided along the portion of the **lot line** that abuts a **lot** in a Zone that is not an Employment Zone; and
 - (b) The minimum **height** for the row of trees or a continuous hedgerow of evergreens or shrubs located in the **planting strip** is 1.5 metres;
 - (c) **Driveways, walkways** and similar features are permitted to cut across the **planting strip** perpendicularly; and
 - (d) Where the **lot line** is an **interior lot line** or **rear lot line**, the minimum **setback** from the **lot line** is 15.0 metres.
4. Where a **lot** has a **street line** that is located on the opposite side of the **street** from any Zone other than an Employment Zone:
 - (a) A minimum 3.0 metre wide **planting strip** must be provided along the portion of the **street line** that is opposite to the Zone that is not an Employment Zone; and
 - (b) The minimum **height** for the row of trees or a continuous hedgerow of evergreens or shrubs located in the **planting strip** is 1.5 metres; and
 - (c) **Driveways, walkways** and similar features are permitted to cut across the **planting strip** perpendicularly.
5. All **parking lots** must be surfaced with asphalt, concrete, lockstone or a similar material approved by the **City**.
6. It is intended that **complementary uses** may be authorized through a minor variance in accordance with the policies of the Official Plan, and subject to, and in accordance with, the provisions of the **Planning Act**.

(By-Law Number 2022-62; 2024-332)