

## **SECTION 10          EMPLOYMENT (E) ZONES**

### **10.1          USES PERMITTED**

The following uses shall apply to Employment (E) Zones.

<b>Employment Zones Permitted Uses</b>	<b>E1  Service Employment</b>	<b>E2  General Employment</b>	<b>E-BP  Business Park</b>
<i>Adult Entertainment Parlour</i>		X <sub>(11)</sub>	
<i>Banquet Hall</i>	X		
<i>Body Rub Parlour</i>		X <sub>(11)</sub>	
<i>Clinic</i>	X		
<i>Commercial School</i>	X		
<i>Commercial Self Storage Facility</i>	X	X	
<i>Contractors Yard</i>		X	
<i>Convention Centre</i>	X		X
<i>Day Care Centre</i>	X		X <sub>(2)</sub>
<i>Day Centre, Adult; Day Centre, Intergenerational</i>			X <sub>(2)</sub>
<i>Dry Cleaning Distribution Station and Depot</i>	X		X <sub>(1)</sub>
<i>Dry Cleaning Establishment</i>	X	X	
<i>Equipment Sales and Rental Establishment</i>	X		
<i>Fitness Centre</i>	X <sub>(2)</sub>	X <sub>(2)</sub>	X
<i>Food Processing Establishment</i>	X	X	X
<i>Hotel/ Motel</i>			X
<i>Industrial uses</i>	X	X <sub>(7)(8)</sub>	X <sub>(3)</sub>
<i>Laundromat</i>	X		
<i>Medical Marijuana Production Use</i>			X <sub>(10)</sub>
<i>Motor Vehicle Body Shop</i>		X	
<i>Motor Vehicle Rental Establishment</i>	X	X	X <sub>(1)(5)</sub>
<i>Motor Vehicle Repair Garage</i>		X	
<i>Offices</i>	X	X	X
<i>Outdoor Display and Sales Area</i>		X	
<i>Pet Services</i>	X	X	

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<i>Private Park</i>	X	X	X
<i>Personal Service Shop</i>			X <sub>(1)(5)</sub>
<i>Place of Worship</i>		X	
<i>Printing, media and communications establishment</i>	X	X	X
<i>Club</i>	X <sub>(2)</sub>	X <sub>(2)</sub>	X <sub>(5)</sub>
<i>Recreation Centre</i>	X <sub>(2)</sub>	X <sub>(2)</sub>	
<i>Repair Shop</i>	X	X	
<i>Service Shop</i>	X	X	
<i>Research and Training Facility</i>	X		X
<i>Restaurant</i>			X <sub>(1)(5)</sub>
<i>Retail, Accessory</i>	X <sub>(6)</sub>	X <sub>(6)</sub>	X <sub>(1)(4)</sub>
<i>School, Private</i>	X		
<i>Theatre</i>			X <sub>(1)</sub>
<i>Transportation Terminals</i>	X		
<i>Warehouses</i>	X	X	X <sub>(9)(4)(12)</sub>

- (1) Permitted as an *Accessory Use* where the *Principal Use* is a *Hotel* or *Motel* if located inside the building and having the primary access from the lobby of the building.
- (2) Provided that no part of the building is used for *Industrial* uses or *Warehouses*.
- (3) Provided the use is conducted within wholly enclosed building.
- (4) Permitted as an *Accessory Use* where the *Principal Use* is *Industrial*.
- (5) Permitted as an *Accessory Use* within a building in which the *Principal Use* is an *Office*.
- (6) Where accessory retail is permitted in this By-law, the accessory retail area shall be wholly contained within an enclosed building, and shall not exceed 20% of the Gross Floor Area of the Premises or 200 m<sup>2</sup>, whichever is less.
- (7) Outside storage is a permitted accessory use, provided such storage is limited to side and/or *Rear Yards* of the building, screened from the street by a wall or closed board or masonry type fence no less than 2 metres in height and also provided that the main use is contained within a building located on the property.
- (8) Parking of commercial vehicles is permitted provided that such parking is limited to side and/or *Rear Yards* of the building.
- (9) Provided the *Warehouse* is more than 200 metres from Wellington Street and the King's Highway 404 corridor.
- (10) Subject to Section 10.7 of this By-law.
- (11) Subject to Section 10.8 of this By-law.
- (12) Permitted as *Principal Use* for Addison Hall Subdivision, E-BP(443),(444),(445),(446) & (447).

## **10.2 ZONE REQUIREMENTS**

<b>Employment Zones Minimum Requirements</b>	<b>E1</b>  Service Employment	<b>E2</b>  General Employment	<b>E-BP</b>  Business Park
<i>Lot Area</i>	2,000 m <sup>2</sup>	2,000 m <sup>2</sup>	1.0 ha <sup>(2)</sup>  0.8 ha <sup>(3)</sup>
<i>Lot Frontage</i>	30 m	30 m	60 m
<i>Front Yard</i>	3 m	3 m	(1)
<i>Rear Yard</i>	9 m	9 m	(1)
<i>Interior Side Yard</i>	3 m	3 m	(1)
<i>Exterior Side Yard</i>	3 m	3 m	(1)
<i>Height (maximum)</i>	15 m <sup>(4)</sup>	15 m <sup>(4)</sup>	13.5 m
<i>Lot Coverage (maximum)</i>	N/A	N/A	50%
<i>Distance between two buildings on the same Lot</i>	N/A	N/A	0.25 times the sum the building heights or 12 m, whichever is greater

- (1) Refer to "Siting Specifications for Business Park (E-BP)" chart (see next page)
- (2) Lots adjacent to King's Highway 404
- (3) All other lots Zoned E-BP
- (4) A maximum of height of 10 meters shall apply for lands south of Wellington Street East, west of the *Rail Corridor* and within 150 meters of any Residential (R) Zone existing at the time of passing of this By-law.

<b>Minimum Siting Specifications for Business Park (E-BP)</b>	
<i>Yard adjacent to Public Highway</i>	
Adjacent to Hwy 404	13.7m
Adjacent to Wellington Street, Leslie Street and St. John's Sideroad	9 m
Adjacent to other streets Yard Adjacent to Open Space <i>Zone</i>	6 m 10 m
Other Yards	3 m

<b>Minimum <i>Landscaping</i> Provisions for Business Park (E-BP)</b>	
<i>Adjacent to front Lot Line (except for Driveway locations)</i>	
Adjacent to Wellington Street, Leslie Street and St. John's Sideroad	6 m
<i>Lots</i> fronting on other roads	3 m
Adjacent to Open Space <i>Zone</i>	10 m
Adjacent to other <i>Lot Lines</i>	3 m

**10.3        *LOADING SPACE***

Where a loading space is required, the following regulations shall apply:

**10.3.1        Dimensions:**

Any *Loading Space* within an Employment (E) *Zone* shall be a minimum of 9 metres long, 3.5 metres wide, with a vertical clearance of at least 4 metres

**10.3.2        Minimum Requirement:**

Any *Loading Space* provided within an Employment (E) *Zone*, excluding portions of buildings used for *office* commercial use, shall be in accordance with the following standards:

<u>Gross Floor Area of <i>Building</i> or <i>Structure</i></u>	<u>Number of Loading Spaces Required</u>
140 square metres or less	0
More than 140 square metres but less than 300 square metres	1
300 square metres or more but less than 2500 square metres	2
2500 square metres or more but less than 7500 square metres	3
7500 square metres or more	1 additional space for every 7500 square metres or fractional part thereof

Any *Loading Space* within an Employment (E) *Zone* where the *Principal Use* is an *office*, shall be in accordance with the following standards:

<u>Total Office Floor Area of <i>Building</i> or <i>structure</i></u>	<u>Number of Loading Spaces Required</u>
1,000.0 square metres or less	0
1,000.0 square metres or more but less than 2,500.0 square metres	1

2,500.0 square metres or more  
but less than 7,500.0 square metres

2

7,500.0 square metres or more

1 additional space  
for every 7,500.0  
square metres or  
fractional part  
thereof.

**10.3.3      Access:**

The *Loading Space* shall have adequate access to permit ingress and egress of a *Commercial Motor Vehicle* from a street by means of *Driveways*, aisles, manoeuvring areas or similar areas.

**10.3.4      Location:**

The *Loading Space* must be entirely on the lot and not on any *Driveway* or aisle. All *Loading Spaces* and design shall be located such that they do not face a *public street* except in the case of a *corner lot*.

**10.3.5      Business Park:**

Notwithstanding sections 10.3.2 and 10.3.3, lands zoned Business Park (E-BP), each *Loading Space* shall be suitable for the temporary parking of one (1) *Commercial Motor Vehicle* where merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display.

**10.4            MINIMUM    DISTANCE    SEPARATION    RESIDENTIAL    AND  
INDUSTRIAL**

Where an Employment (E) *Zone* abuts a Residential *Zone* or a Holding Provision designated for residential purposes or is separated from such *Zone* or Provision by a street, highway, right-of-way or vacant land only, any new building used for manufacturing or industrial purposes shall be located a minimum of 50 metres away from any existing residential lot line.

**10.5            YARD REQUIREMENT ABUTTING A RAILWAY RIGHT OF WAY**

Where an Employment *Zone* abuts a railway, there is no required yard adjacent to the railway right of way.

**10.6 BUILDINGS SITUATE ON MORE THAN ONE LOT**

A building may be built on more than one *Lot*. The yard requirements and other provisions of this by-law shall be applied as if the *Lots* were one.

**10.7 MEDICAL MARIHUANA PRODUCTION USE**

Medical Marihuana Production Use shall only be permitted on the lands zoned Employment Business Park (E-BP) Zone and Employment Business Park (E-BP) Exception Zone, subject to the following:

- 10.7.1** Medical Marihuana Production Use shall have a minimum distance separation of 150 metres from any zone other than an Employment Business Park (E-BP) Zone and Employment Business Park (E-BP) Exception Zone.
- 10.7.2** Medical Marihuana Production Use shall have a minimum distance separation of 150 metres from any sensitive land use, such as but not limited to: dwelling units, long term care facilities, public schools, private schools, day nurseries, community centres, parks, places of worship and hospitals. For the purpose of this provision, minimum distance separation is the closest distance measured from the lot line on which the sensitive land use is located to the lot line of the lot on which the Medical Marihuana Production Use is located.
- 10.7.3** Despite the required minimum distance separation noted above, no Medical Marihuana Production Use lawfully established under these provisions shall be deemed to be in violation under this section by the subsequent location of a sensitive land use constructed on another lot.
- 10.7.4** Medical Marihuana Production Use shall have a minimum distance separation of 150 metres from one another, measured from the closest lot line to the closest lot line.
- 10.7.5** A lot containing a Medical Marihuana Production Use shall not be used for any other purpose.
- 10.7.6** Retail is prohibited on any lot which a Medical Marihuana Production Use is located.
- 10.7.7** Advertising is prohibited on any lot which a Medical Marihuana Production Use is located.

**10.7.8** All activities associated with a Medical Marihuana Production Use shall be carried out in a wholly enclosed building.

**10.7.9** Outdoor storage of goods, materials or supplies is prohibited on any lot which a Medical Marihuana Production Use is located.

**10.7.10** Loading Spaces for a Medical Marihuana Production Use shall be located in a wholly enclosed building.

**10.8 ADULT ENTERTAINMENT PARLOUR AND BODY RUB PARLOUR USES**

*An Adult Entertainment Parlour or Body Rub Parlour* shall only be permitted subject to the following:

**10.8.1** The use shall not abut the following *public road(s)* or on land that abuts a municipally owned reserve that abuts the following *public road(s)*:

Yonge Street	Leslie Street Bayview
Avenue	St. John's Sideroad
Wellington Street East	Bloomington Sideroad
Wellington Street West	Vandorf Road
Bathurst Street	King's Highway 404

**10.8.2** The use shall not be located within 270 metres of the following:

- *Public Road(s)* as identified in Section 10.8.1 of this By-law;
- Any Residential Zone; and
- Any school, *Place of Worship, Day Care Centre/Day Nursery, Public Park* or any Open Space Zone.

**10.8.5** The use shall not be located within 170 metres of any lands zoned Service Employment (E1).

**10.8.6** The premises shall have full municipal water and sanitary sewer services.

**10.8.7** A lot containing an *Adult Entertainment Parlour* or a *Body Rub Parlour* shall only be permitted in a single use building on a single lot or block upon which no other buildings are located and which lot or block may be conveyed in compliance with the provisions of the *Planning Act* R.S.O 1990 c.P.13 without the requirement of subdivision or consent