

6.4 EMPLOYMENT ZONES

No person shall use any land or erect, alter or use any *building* or *structure* in any Employment Zone except in accordance with Sections 6.4.1 and 6.4.2 of this By-law.

6.4.1 Permitted *Uses* (Amended by By-law 50-2013)

The following table establishes the *uses* permitted in the Employment Zones.

	PE Prestige Employment	GE General Employment	HE Heavy Employment
Accessory Retail Sales Outlet (1)	•	•	•
Banquet Facilities	•		
Building And Construction Materials Facility		•	•
Commercial Fitness Centre	•		
Commercial School (6)	•		
Community Centre	•		
Contractors Yard		•	•
Day Care Facility	•		
Drive-Thru Facility	•		
Dry Cleaning Establishment	•	•	
Emergency Service Facilities	•	•	•
Financial Institution	•		
Fuel Storage Supply Yard			•
Funeral Home	•		
Hotel	•		
Licensed Accessory Outdoor Patio (4)	•		
Light Manufacturing (2)	•	•	•
Machinery And Equipment Sales And Rental		•	•
Manufacturing		•	•
Medical Clinic	•		
Motel	•		
Motor Vehicle Repair Facility		•	•
Motor Vehicle Rental Establishment	•	•	
Motor Vehicle Sales Establishment	•	•	
Motor Vehicle Washing Establishment		•	•
Offices	•	•	•
Outdoor Storage (3)		•	•
Personal Service Shop	•		
Place Of Assembly	•		
Place Of Entertainment	•		
Place Of Worship (5)			
Public Storage Facility	•	•	
Recreation Facility	•		
Restaurant	•		
Restaurant, Drive-Thru	•		

	PE Prestige Employment	GE General Employment	HE Heavy Employment
<i>Service or repair shop</i>	•	•	•
<i>Sports arena</i>	•		
<i>Transportation Depot</i>			•
<i>Unlicensed Accessory Outdoor Patio</i>	•		
<i>Veterinary clinic</i>	•	•	
<i>Warehouse/ Distribution Centre</i>	•	•	•

- (1) May not exceed 20% of the GFA of the *premises* in which it is located.
- (2) *Manufacturing* is permitted only in wholly enclosed *buildings*.
- (3) *Outdoor storage* shall not exceed 50% of the site area and shall not be visible from the street.
- (4) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1
- (5) A place of worship shall continue to be permitted on lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue.
- (6) A Commercial School shall mean a *premises* as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school or business school and any other similar specialized school, but shall exclude any elementary or secondary *school* registered with the Ministry of Education.

6.4.2 Zone Standards

The following table establishes the zone standards applicable to the Employment Zones.

	Zone Standards		
	PE Prestige Employment	GE General Employment	HE Heavy Employment
Minimum <i>Lot Area</i>	4200.0 m ²		
Min. Setback From <i>Front Lot Line</i>	9.0 m	9.0 m	9.0 m
Min. Setback From <i>Exterior Side Lot Line</i>	3.0 m	3.0 m	9.0 m
Min. Setback From <i>Interior Side Lot Line</i> (*1)(*2)	4.5 m	3.6 m	3.6 m
Min. Setback From <i>Rear Lot Line</i> (*2)	3.0 m	3.0 m	3.0 m

- (1) Plus 0.3 metre extra for each additional 1.0 metre of *building height* in excess of 12.0 metres.

- (2) **(As amended by By-law 135-2008)** Where an Employment Zone is located adjacent to a Residential Zone or a Downtown Central Area Zone that permits residential *uses*, the minimum setback from the *interior side lot line* and *rear lot line* shall be 9.0 metres.

6.4.3 Additional Zone Requirements

6.4.3.1 *Outdoor Storage*

- i) *Outdoor storage* is not permitted in the PE Zone.
- ii) In the GE and HE Zones, *outdoor storage* is permitted only in the *rear yard* provided that:
 - a) such *outdoor storage* is accessory to the *use* of the main *building* on the *lot*;
 - b) no *outdoor storage* is located closer than 9.0 metres to any *street line*;
 - c) no *outdoor storage* is located closer than 15.0 metres to any residential zone boundary;
 - d) any portion of the area for *outdoor storage* where it does not adjoin the outside wall of a *building* is enclosed by a fence at least 1.8 metres high and which must be constructed of permanent masonry, wood and/or plastic with a ratio of voids to solids not greater than 50%; and,
 - e) no materials may be stored outside to a *height* greater than 1.8 metres.
- iii) In the HE Zone, any part of a *lot* for a permitted or accessory *outdoor storage* purpose shall be enclosed within a 1.8 metre high fence constructed of wood.

Exception	Zoning	Map	By-law	File Reference
66	PE, EP	19, 25, 26, 32, 33	94-01	Z7/99
<p>i) Location: Part of Lot 6, Concession II</p> <p>ii) Additional Uses: In the PE' Zone – Convention centers, research and development, and stormwater management facilities</p> <p>iii) Development Standards:</p> <p>a) Minimum Lot Area: 0.2 ha</p> <p>b) Minimum Yard:</p> <p>- Interior Side: 3.5 m</p> <p>iv) Other:</p> <p>a) For those lots or blocks that do not abut Salem Road and/or Rossland Road, any 'GE' Zone use, as described in Section 6.4.1 may be permitted.</p> <p>b) Outside storage shall not be permitted in any yard facing Salem Road and/or Rossland Road. Outside storage shall otherwise be permitted in accordance with Section 6.4.1.</p> <p>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</p>				