

6.5 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 6.5.1 and 6.5.2 of this By-Law.

6.5.1 Permitted Uses

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

Permitted Uses	Mixed Employment Zone (EM)
Accessory Outdoor Storage (*1)	
Accessory Retail Sales Outlet	(*2)
Adult entertainment parlour (*6)	
Banquet facility	•
Building Supply Outlet (*4)	
Bulk fuel depot	
Commercial Recreation Centre	•
Commercial School	•
Contractors Yard	
Domestic Animal Care Facility	•
Drive-Thru Facility	•
Emergency Service Facility	•
Financial Institution	•
Heavy Equipment Sales and Service	
Hotel	•
Laundromat	•
Light Equipment Sales and Rental	
Manufacturing	
Manufacturing , Light	•
Medical Office	•
Micro-Industrial Use	•
Motor Vehicle Service Shop	•
Motor Vehicle Body Shop	
Motor Vehicle Rental Establishment	•
Motor Vehicle Sales Establishment	•
Motor Vehicle Washing Establishment,	

Permitted Uses	Mixed Employment Zone (EM)
Automated	
Motor Vehicle Washing Establishment, Manual	
Night Club (*7)	
Office (*8)	•
Personal Service Shop	•
Personal Wellness Establishment (*9)	•
Private Club	•
Public Storage Facility	
Restaurant	•
Service or Repair Shop	•
Sports Arena	•
Studio	•
Transportation Depot	
Veterinary Clinic	•
Veterinary Hospital	•
Warehouse	•
Wholesale Operations	•

(*1) Subject to 4.19.4 Accessory Outdoor Storage

(*2) May not exceed 40% of the GFA of the **building** in which it is located.

(*3) May not exceed 20% of the GFA of the **building** in which it is located.

(*4) Limited to a maximum GFA of 7,000 m².

(*5) Permitted only within wholly enclosed **buildings**.

(*6) Deleted. (By-law 2018-50)

(*7) A night club shall only be permitted in the General Employment (EG) and Heavy Employment (EH) Zones that are located east of Leslie Street.

(*8) Permitted as a principal use in the EM and EG zones. Within the EH zone, is permitted only as an accessory use and shall not exceed 25% of the GFA of the premises.

(*9) Within the Mixed Employment (EM) Zone, **Personal Wellness Establishment** shall only be permitted on lands shown in Schedule F: Personal Wellness Establishment Permitted Areas.

6.5.2 Zone Standards

The following table establishes the **zone** standards applicable to the Employment Zones:

Zone Standard	Mixed Employment Zone	
	(EM)	(EM)
	Office Uses	All Other Uses
Min. Lot Area	2787 m ²	2787 m ²
Min. Lot Frontage	45.0 m	45.0 m
Min. Front Yard	12.0 m	12.0 m
Min. Rear Yard	12.0 m	12.0 m
Min. Side Yard		
One Side	-	3.0 m
Other Side	-	6.0 m
Up to 9 metres in Height	3.0 m	-
9.1 to 12 metres in Height	6.7 m	-
12.1 to 15 metres in Height	7.3 m	-
15.1 to 18 metres in Height	7.9 m	-
Max. Lot Coverage	50%	50%
Max. Building Height	18.0 m (*1)/10.6 (*2) (By-law 2012-74)	10.6 m
Max. Floor Space Index	1.0 (*1)	-
	0.4 (*2)	-

- (*1) Provided the **office building** is located on or abutting an Arterial Road or Primary Collector as shown in the Official Plan.
- (*2) Applies to **office buildings** located on any road other than an Arterial Road or Primary Collector as shown in the Official Plan.