

SECTION 7 Employment

No person shall use any lot or construct, alter or use any building or structure in any Employment Zone except in accordance with Section 7.1 to 7.4 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.18 of this By-law.

7.1 Zone Names and Symbols

Zone Symbol	Zone Name
E1	Business Commercial Employment
E2	General Employment

7.2 Permitted Uses

PRINCIPAL USES	ZONES	
Adult Oriented Entertainment Establishment	E1	E2
Bulk Fuel Depot		E2
Car Wash	E1	E2
Contractor's Yard		E2
Designated Medical Growth of Cannabis		E2
Heavy Equipment Sales and Service		E2
Hotel/Motel	E1	
Industry, Heavy		E2
Industry, Light	E1	E2
Licensed Cannabis Production Facilities	E1	E2
Motor Vehicle Gas Station	E1	E2
Motor Vehicle Repair Garage	E1	E2
Office	E1 ^(a)	
Place of Assembly / Banquet Hall	E1	
Research Facility	E1	E2
Social Service Facility	E1	
Transportation Depot		E2

ACCESSORY USES	ZONES	
Animal Care Establishment	E1	E2
Office		E2
Recreation Facility, Indoor	E1	E2
Retail Store	E1	E2
Restaurant	E1	E2
Service Commercial	E1	E2

7.2.1 Footnotes for Section 7.2 Permitted Uses

- (a) Office is permitted to a maximum 10,000 sq m glfa
- (b) In the Business Commercial Employment (E1) Zone, only packaging, testing, research and shipping of cannabis are permitted. Cultivation, processing and destruction of cannabis are not permitted.

7.3 General Provisions

7.3.1 Accessory Uses

- a) In a Business Commercial Employment (E1) zone the total glfa of all accessory uses shall not exceed 35% of the total glfa of the principal use(s) on the lot.
- b) In a General Employment (E2) zone the total glfa of all accessory uses shall not exceed 20% of the total glfa of the principal use(s) on the lot.

7.3.2 Ancillary Uses

7.3.2.1 Retail Sales/Display of Products

The retail sale and/or display of products manufactured or assembled on the premises shall be permitted subject to the following:

- a) In the General Employment (E2) Zone to a maximum of 15% of the total glfa of any industrial or office use.
- b) In the Business Commercial Employment (E1) Zone a maximum of 35% of the total glfa of any industrial use.
- c) In the Business Commercial Employment (E1) Zone a maximum of 15% of the total glfa of any office use.

7.3.2.2 Employee Convenience Facilities

Employee Convenience Facilities shall be:

- a) Part of the main building;
- b) For the exclusive use of employees; and
- c) Limited to 5% of the total glfa of the building(s) for all employee convenience facilities combined.

7.3.3 Adult Oriented Entertainment Establishment

Adult Oriented Entertainment Establishments are not permitted on any lot:

- a) Within 150 m of any Residential Zones, Mixed Use Zones, Institutional Zones, Green Space Zones, the Downtown Commercial Core (C5) Zone, or the Downtown Traditional Main Street (C6) Zone;
- b) Within 150 m of the municipal boundary;
- c) Within 150 m of Glendale Avenue, Queenston Street, Welland Canals Parkway, Lakeshore Road, Fourth Avenue, and St. Paul Street West; and
- d) Within 1000 m of another Adult Oriented Entertainment Establishment.

7.3.4 Street Facing Façades

Exterior walls facing a public road shall not be constructed of concrete blocks unless the blocks are decorative masonry units; or used in a decorative pattern or surfaced with stucco; or with a permanent coloured finish which does not include paint.

7.3.5 Front Yard and Exterior Side Yard Parking Areas

In addition to the General Parking Provisions set out in Section 3 of this By-law all parking areas in the front yard and/or the exterior side yard shall be:

- a) Paved with concrete or asphalt;
- b) Defined by poured concrete curbing; and
- c) Clearly marked with pavement markings for each parking space.

7.3.6 Vehicle Wash Bays

Vehicle wash bays, other than those located entirely within an enclosed building are not permitted in a yard abutting a Residential Zone, Institutional Zone, or Mixed Use Zone.

7.3.7 Outdoor Storage and Outdoor Processing

Outdoor storage and outdoor processing is subject to the provisions outlined in Section 2.9 of this By-Law and the following:

- a) Outdoor storage and outdoor processing is not permitted in any yard that abuts a Provincial 400 series Highway or an arterial or collector road as shown on Appendix 16.1.1.
- b) No outdoor scrap yard, recycling storage yard, or outdoor processing shall be located closer than 150 m to any Residential, Mixed Use, Institutional or Green Space zone.
- c) In Business Commercial Employment Zones (E1) the total of all outdoor storage yards cannot occupy more than 10 % of the total glfa on a lot.
- d) No outdoor processing is permitted in the Business Commercial Employment (E1) zones.

7.4 Provisions for Employment (E1) and (E2) Zones

Zone	Min. Lot Area	Min. Lot Frontage	Min. Yard Abutting Residential, Institutional, Agriculture, Green Space or Mixed Use Zone	Min. Exterior Side Yard/ Front Yard	Min. Width of Landscape Buffer along Street Frontage	Min. Width of Landscape Buffer Abutting a Residential, Institutional, Agriculture, Green Space or Mixed Use Zone
E1	2000 m ²	30 m	15 m	12 m	6 m	7.5 m
E2	4000 m ²	60 m	15 m	12 m	3 m	7.5 m