

SECTION 10 – Employment (EMP) Zones

The Employment zones apply to lands designated General Industrial Employment, Heavy Industrial Employment, and Business Park Employment in the Official Plan

10.1 APPLICABLE ZONES

EMP-1: Neighbourhood Industrial Employment – the purpose of this zone is to accommodate a limited range of industrial uses on lands located within neighbourhoods and/or Major Transit Station Areas.

EMP-2: General Industrial Employment – the purpose of this zone is to accommodate a broad range of industrial uses that are not *noxious uses*.

EMP-3: Heavy Industrial Employment – the purpose of this zone is to accommodate industrial uses, including *noxious uses*, on lands that are separated from sensitive land uses. This zone also accommodates uses that require larger tracts of land for large *buildings*, materials, and/or products.

EMP-4: Service Business Park Employment – the purpose of this zone is to accommodate industrial uses and limited complimentary uses that support adjacent employment lands. EMP-4 zoned lands are located within 450 metres of existing or planned transit corridors.

EMP-5: General Business Park Employment – the purpose of this zone is to accommodate a limited range of industrial employment uses on lands that are generally located adjacent to EMP-2 and EMP-3 lands to provide a transition from *noxious uses*.

10.2 PERMITTED USES

No person shall, within any EMP zone, use or permit the use of any lot, or erect, alter or use any building or structure for any purpose other than those permitted uses within Table 10-1 below.

Table 10-1: Permitted Uses within the Employment Zones

Use	EMP-1	EMP-2	EMP-3	EMP-4	EMP-5
<i>Adult Sex Film Theatre (1)</i>			✓		
<i>Automotive Detailing and Repair Operation (2)</i>		✓		✓	✓
<i>Biotechnological Establishment</i>	✓	✓	✓	✓	✓
<i>Building Material and Decorating Supply Establishment</i>	✓	✓		✓	✓
<i>Bulk Fuel and Oil Storage Establishment</i>		✓	✓		
<i>Car Wash (3)</i>				✓	

Use	EMP-1	EMP-2	EMP-3	EMP-4	EMP-5
<i>Catering Service Establishment</i>				✓	✓
<i>Commercial Driver and Training Establishment</i>				✓	✓
<i>Commercial Vehicle Wash Facility</i>		✓			✓
<i>Computer, Electronic, Data Processing, or Server Establishment</i>				✓	✓
<i>Craftsperson Shop</i>	✓	✓		✓	✓
<i>Crematorium (4)</i>			✓		
<i>Day Care Facility</i>	✓ (5)	✓ (5)		✓ (3)	✓ (3)
<i>Drive-Through Facility</i>	✓	✓		✓	✓
<i>Existing Residential Uses</i>	✓				
<i>Financial Establishment (3)</i>				✓	✓
<i>Fitness Centre</i>	✓ (5)	✓ (5)		✓ (3)	✓ (3)
<i>Garden Centre, Nursery, and/or Landscaping Supply</i>	✓	✓		✓	✓
<i>Gas Station</i>				✓	
<i>Health Clinic (3)</i>				✓	✓
<i>Heavy Repair Operation (2)</i>	✓ (6)(9)	✓ (6)	✓ (6)	✓	✓
<i>Indoor Recycling Operation</i>	✓ (10)	✓ (10)	✓		
<i>Industrial Administrative Office</i>				✓	✓
<i>Major Equipment Supply and Service</i>		✓	✓	✓	✓
<i>Manufacturing (2)</i>	✓ (6)(7)(9)	✓ (6)(7)	✓	✓ (7)	✓ (7)
<i>Office</i>				✓ (8)	
<i>Outdoor Recycling Operation</i>			✓		
<i>Personal Services (3)</i>				✓	✓
<i>Pet Boarding (3)</i>				✓	
<i>Pet Services Establishment (3)</i>				✓	
<i>Print Shop (3)</i>				✓	✓
<i>Printing or Publishing Establishment</i>	✓	✓		✓	✓
<i>Propane Facility</i>			✓		
<i>Propane Retail Outlet</i>				✓	
<i>Research and Development Establishment</i>				✓	✓
<i>Restaurant</i>	✓ (5)	✓ (5)		✓ (3)	✓ (3)
<i>Restoration, Janitorial, or Security Services</i>		✓ (6)		✓	✓
<i>Salvage or Scrap Yard</i>			✓		

Use	EMP-1	EMP-2	EMP-3	EMP-4	EMP-5
<i>Towing Compound</i>	✓ (9)	✓		✓	✓
<i>Tradesperson or Contractor's Establishment</i>	✓ (6)	✓ (6)	✓ (6)	✓	✓
<i>Truck Transport Terminal</i>		✓ (6)(7)	✓ (6)	✓ (7)	✓ (7)
<i>Veterinary Services (3)</i>				✓	✓
<i>Warehouse</i>	✓ (6)(7)	✓ (6)(7)	✓	✓ (7)	✓ (7)

Additional Regulations for Permitted Uses Table 10-1

- (1) No *building* shall be used for an *Adult Sex Film Theatre* on a *lot* that is situated within 300 metres of a *day care facility*; *elementary*, *secondary* or *post-secondary schools* (including *offices* of the Waterloo Region District School Board); *place of worship*; *offices* of the Family and Children Services of Waterloo Region; a *lot* zoned to permit a *residential use*; or another *lot* on which an *Adult Sex Film Theatre* is located. Such distance is to be measured from the closest points of the *lot lines* associated with each *lot*.
- (2) Despite Section 4.2, *retail uses* are permitted as *accessory uses* and shall be located on the same *premises* as the *principal use* to a maximum of 25 percent of the *gross floor area* of the *building*.
- (3) Shall be located within a *multi-unit building* containing at least one permitted *use* listed in Table 10-1 not subject to this provision. Individual units shall not exceed 1,500 square metres of *gross floor area*.
- (4) Shall not be located within 250 metres of a *residential use*, a *day care facility*, *elementary school*, *secondary school* or a *post-secondary school* or a *lot* zoned to permit a *residential use*, a *day care facility*, *elementary school*, *secondary school* or a *post-secondary school*.
- (5) Shall be permitted as an *accessory use* to at least one permitted *use* listed in Table 10-1 not subject to this regulation and shall be located within a *multi-unit building* containing. Individual units shall not exceed 1,500 square metres of *gross floor area*.
- (6) Despite Section 4.2, *industrial administrative office uses* are permitted as an *accessory use* and shall be located on the same *premises* as the *principal use* to a maximum of 25 percent of the *gross floor area* of the *building*.
- (7) Shall not include a *noxious use*.
- (8) A total maximum *gross floor area* of 10,000 square metres of *office* is permitted on a *lot*.

(9) Shall not be located within 14 metres of a *residential zone* for a *building* constructed with openings or 7.5 metres of a *residential zone* for a *building* constructed without openings.

(10) Shall not be a *noxious use*.

10.3 **REGULATIONS**

The regulations for *lots* in an EMP zone are set out in Table 10-2 below.

Table 10-2: Regulations for Employment Zones

Regulation	EMP-1 (1)	EMP-2 (1)	EMP-3 (1)	EMP-4 (1)	EMP-5 (1)
Minimum <i>lot area</i>				2,000 m ²	2,000 m ²
Minimum <i>lot width</i>	12 m	12 m	12 m	25 m	25 m
Minimum <i>front yard setback</i>	6 m	6 m	6 m	6 m	6 m
Minimum <i>interior side yard setback</i>	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m
Minimum <i>exterior side yard setback</i>	6 m	6 m	6 m	6 m	6 m
Minimum <i>rear yard setback</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>rear yard or side yard setback</i> abutting a rail right-of-way or a <i>hydro corridor</i>	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m
Minimum <i>setback</i> abutting a <i>residential zone</i> for a <i>building</i> constructed without openings		7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>setback</i> abutting a <i>residential zone</i> for a <i>building</i> constructed with openings		14 m	14 m	14 m	14 m

(1) The regulations within Table 10-2 shall not apply to *existing buildings* or *structures*.

10.4 **VISUAL BARRIER**

Where a *lot* zoned EMP abuts a *residential zone* and *new gross floor area* is added to the *lot*, a visual barrier shall be provided along the abutting *lot line* in accordance with Section 4.18 of this By-law.

10.5 OUTDOOR STORAGE

No *outdoor storage* shall be permitted in any *yard* abutting a *street*, or within 7.5 metres of a *residential zone*. This shall not however prevent the display of goods or materials for *retail* purposes.

10.6 LOCATION OF PARKING SPACES AND LOADING SPACES

New parking spaces shall not locate within 7.5 metres of a *residential zone*.