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# PART 3: EMPLOYMENT ZONES

**ZONE DESIGNATIONS:** **BC (Business Corridor)**
**GE (General Employment)**

## 1. GENERAL PROVISIONS

No persons shall within any of the zones included in Part 3 of this By-law use any land or erect or use any building or structure except in accordance with the uses permitted and the regulations thereto and subject to:

PART 1: GENERAL CONDITIONS AND PROVISIONS
PART 14: EXCEPTIONS TO ZONE DESIGNATIONS

(a) **Holding Zone**
Where a zone designation is preceded by the Holding Symbol ‘H’ the uses permitted shall be in accordance with Part 11, Section 1.1. Development or redevelopment of lands having an ‘H’ zoning shall be deemed premature until the ‘H’ prefix is removed in accordance with Part 11, Section 1.2.

## 2. PERMITTED USES

The uses permitted in Employment Zones shall be in accordance with Table 3.2.1.

**Table 3.2.1**

| USES | ZONES | | | |
|---|---|---|---|---|
| | BC1 | BC2 | GE1 | GE2 |
| **Industrial** | | | | |
| Transportation, Communication, and Utilities | ✓ **(b)** | ✓ **(b)** | ✓ **(b)** | |
| Transportation Equipment Industries | ✓ | ✓ | ✓ | |
| Non-Metallic Mineral Production Industries | ✓ | ✓ | ✓ | |
| Food Processing and Manufacturing | ✓ | ✓ | ✓ | |
| Metal Rolling, Casting, and Extruding | ✓ | ✓ | ✓ | |
| Petro Chemical Laboratories | ✓ | ✓ | ✓ | |
| Bulk Propane Storage Depot per Part 1, 2.7 | ✓ | ✓ | ✓ | |
| Solid Fuel Supply Yard | | | ✓ | |
| Oil Depot | | | ✓ | |
| Waste Transfer Station | | | ✓ **(c)** | |
| Recycling Facility | | | ✓ | |
| Truck Depot | | | ✓ | |
| Metal, Wood, Paper, Plastic, Machine, and Chemical Industries | ✓ | ✓ | ✓ | |
| Wholesale Trade | ✓ | ✓ | ✓ | ✓ |
| Private Propane Facility per Part 1, 2.7 | ✓ | ✓ | ✓ | ✓ **(a)** |
| Construction and Trade Contractors | ✓ | ✓ | ✓ | ✓ **(a)** |
| Wholesale Building and Construction Materials | ✓ | ✓ | ✓ | ✓ **(a)** |
| Machinery and Equipment | ✓ | ✓ | ✓ | ✓ **(a)** |
| Public Transportation | | | ✓ | ✓ **(a)** |
| Cannabis Production Facility | ✓ **(j)** | ✓ **(j)** | ✓ **(j)** | ✓ **(j)** |
| Leather and Textile Industries | ✓ | ✓ | ✓ | ✓ |
| Furniture and Fixture Industries | ✓ | ✓ | ✓ | ✓ |
| Clothing Industries | ✓ | ✓ | ✓ | ✓ |
| Electrical Products Industries | ✓ | ✓ | ✓ | ✓ |
| Warehouse and Logistics | ✓ | ✓ | ✓ | ✓ |
| Storage Locker Facility | ✓ | ✓ | ✓ | ✓ |
| Training Centre | ✓ | ✓ | ✓ | ✓ |
| Research and Development | ✓ | ✓ | ✓ | ✓ |
| Information and Data Processing | ✓ | ✓ | ✓ | ✓ |
| Knowledge-Based & High Technology | ✓ | ✓ | ✓ | ✓ |
| Pharmaceuticals & Medicines | ✓ | ✓ | ✓ | ✓ **(a)** |
| Veterinary Service | | | ✓ | ✓ **(a)** |
| Parking Lot | ✓ | | | |
| Accessory Dwelling Unit (for security or maintenance) | ✓ **(d)** | ✓ **(d)** | ✓ **(d)** | ✓ **(d)** |
| Crematory | ✓ **(i)** | ✓ **(i)** | ✓ **(i)** | |
| Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility | ✓ | ✓ | ✓ | |

| USES | ZONES | | | |
|---|---|---|---|---|
| | BC1 | BC2 | GE1 | GE2 |
| **Office** | | | | |
| All Office Uses | ✓ | ✓ | ✓ | ✓ |
| **Hospitality** | | | | |
| Hotel | ✓ **(e)** | | | |
| Convention/Conference Centre | ✓ | ✓ | ✓ | |
| Banquet Centre | ✓ | ✓ | ✓ | |
| Caterer | ✓ | ✓ | ✓ | |
| **Automotive** | | | | |
| Car Wash per Part 1, 2.9 | ✓ | | ✓ | ✓ **(a)** |
| Motor Vehicle Sales, Leasing, Rental, and Service | | | ✓ | |
| Motor Vehicle Service Station per Part 1, 2.10 | ✓ | | ✓ | ✓ |
| Motor Vehicle Repair Garage | ✓ | | ✓ | ✓ **(a)** |
| **Retail** | | | | |
| Convenience Store | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** |
| Nursery or Garden Centre | | | ✓ **(f)** | ✓ **(a,f)** |
| Machinery & Equipment | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(a,f)** |
| Computer Hardware & Software | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** |
| Office Furniture & Equipment | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** |
| **Service Commercial** | | | | |
| Standard Restaurant | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(a,f)** |
| Standard Restaurant with Dance Floor | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(a,f)** |
| Fast Food Restaurant | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(a,f)** |
| Convenience Restaurant | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** |
| Night Club | ✓ **(f, h)** | ✓ **(f, h)** | ✓ **(f, h)** | |
| Banks, Trust Companies, Credit Unions | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** |
| Retail Brewery | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(a,f)** |
| Other Service Commercial Uses | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** | ✓ **(f)** |
| Outdoor Patio | ✓ **(k)** | ✓ **(k)** | ✓ **(k)** | ✓ **(k)** |
| **Recreation** | | | | |
| Recreational Establishment | ✓ **(f)** | ✓ **(f)** | ✓ | ✓ **(g)** |
| **Other** | | | | |
| Body-Rub Parlour per Part 1, Subsection 2.32 | | | ✓ | |

**Footnotes to Table 3.2.1**

**(a)** Not permitted on lands abutting a residential zone

**(b)** Transmitting towers shall be set back from a street or residential zone 1 m for every 1 m of height above grade.

**(c)** A Waste Container Facility is permitted in conjunction with a Waste Transfer Station, provided it is not located on a corner lot, and provided the waste containers are located at least 30 m from the street line and are screened from the street by the building or by a 3 m high masonry wall.

**(d)** A dwelling unit for a person whose presence is essential for security, protection, or maintenance of the property is permitted provided that the dwelling unit shall be located within a principal building and shall not exceed 75 $m^2$ floor area.

**(e)** In addition to complementary uses, a maximum of 1400 $m^2$ floor area may be used for retail uses.

**(f)** Permitted on a lot having a total building floor area of 3000 $m^2$. The total floor area of all retail, service commercial and recreation uses shall not exceed 15% of the floor area of each building within which a retail or service commercial use is located. Notwithstanding the above, a restaurant may occupy up to 100% of the total floor area of a single building on a lot, provided that the total existing building floor area of all buildings on the lot is not less than 3000 $m^2$, and provided the lot abuts an arterial, multi-purpose arterial, or minor arterial road. Where multiple contiguous lots are developed as one comprehensive development or under a single comprehensive site plan, all lots shall be deemed to be one lot for purposes of applying this zoning regulation.

**(g)** Outdoor recreational activities are not permitted on lands abutting a residential zone.

**(h)** Permitted only in conjunction with a standard restaurant and subject to a maximum capacity of 500 persons.

**(i)** A crematory is not permitted within a distance of 70 m from the boundary of a Residential, Downtown, Uptown, MXG, or MXC Zone.

**(j)** A cannabis production facility is not permitted within a building where food that is to be sold is produced, packaged, labelled or stored.

**(k)** Subject to Part 1, Section 2.21, Subsection (v)

## 3. PROHIBITED USES

In addition to Part 1, Subsection 2.22 “Prohibited Uses”, the following uses are also prohibited:

- motor vehicle wrecking yard
- bone boiling, blood boiling, blood drying, rendering, tankhouse products
- abattoir
- fish products processing, oil extraction from fish and animal matter
- manufacturing and storage of animal and fish matter fertilizers
- sugar refinery
- vegetable oil mills
- hide processing
- pulp and paper mills
- asbestos products manufacturing
- petroleum refining
- explosives manufacturing
- primary metals industries
- medical waste storage and disposal
- animal research
- research and development related to any prohibited use
- video game/pinball machine arcade
- energy from waste facility

# 4. BC1 ZONE REGULATIONS (BUSINESS CORRIDOR)

## 4.1 LOT WIDTH AND AREA

**Table 3.4.1**

| Lot | Width | Area |
|---|---|---|
| Lot abutting a street adjacent to the Queen Elizabeth Way or Highway 403 | 60 m | 0.8 ha |
| Lot abutting Highway 407 | 60 m | 0.8 ha |
| Lot abutting all other streets | 45 m | 0.4 ha |

## 4.2 YARDS

**Table 3.4.2**

| Yard | Requirement |
|---|---|
| Yard abutting:<br>Highway 407<br>A street adjacent to Queen Elizabeth Way or Highway 403<br>Other streets having a deemed width of 26 m or greater | <br>15 m<br>30 m<br>15 m |
| Yard abutting Heritage Road | 9 m |
| Yard abutting all other streets | 6 m |
| Yard abutting a residential zone | 15 m |
| Side Yard | 4.5 m |
| Rear Yard | 7.5 m |
| Building setback abutting a creek block or O3 zone | 7.5 m<br>4.5 m if block includes a 3 m buffer |
| Yard abutting a pipeline easement | 7 m |
| Yard abutting a railway right-of-way | none required |
| Separation distance from a railway right-of-way | 30 m for uses sensitive to railway rights-of-way |
| Yard abutting a PC or P zone | 6 m |

## 4.3 BUILDING HEIGHT

No maximum.

## 4.4 FLOOR AREA

Where the principal use is an Office Use, the Maximum Floor Area Ratio for all uses on the lot shall be 0.5:1.

## 4.5 RESTAURANT DRIVE-THROUGH FACILITIES

(a) Where drive-through facilities are located in or adjacent to building elevations facing a street, landscaping shall be provided to screen the building elevation from the street.

(b) External conveyor pick-up systems are not permitted in a yard abutting a street and shall be set back 15 m from a residential zone.

(c) Intercom ordering stations shall be set back 15 m from a residential zone.

## 4.6 RETAIL SALES

1. A maximum total floor area of 15% only in conjunction with manufacturing, fabricating, processing, assembling or warehousing uses.

2. The maximum total floor area for accessory retail sales or showroom shall be the lesser of a maximum total floor area of 15% of the main use or 250 square metres.

3. The accessory retail or showroom area shall be contained within the same premises as the associated permitted use.

4. The area within the building used for accessory retail sales or showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.

## 4.7 BUILT FORM

(a) A decorative exterior finish shall be maintained on building elevations:
- facing a street;
- facing a residential zone;
- within 7.5 m of a wall facing a street having a deemed width of 26 m or less;
- within 15 m of a wall facing a street having a deemed width greater than 26 m.

(b) Exterior walls facing a residential zone shall have a maximum length of 36 m.

(c) Mechanical equipment or machinery shall not be installed or operated within 20 m of a residential zone.

## 4.8 LANDSCAPE AREA AND BUFFER

| | |
|---|---|
| **Landscape Area:** | |
| Abutting Highway 407: | 15 m |
| Abutting a street adjacent to the Queen Elizabeth Way or Highway 403: | 15 m |
| Abutting Burloak Drive north of the Queen Elizabeth Way: | 15 m |
| Abutting Heritage Road: | 3 m |
| Abutting a street having a deemed width less than 26 m: | 3 m |
| Abutting a street having a deemed width of 26 m or greater: | 6 m |
| Abutting a creek block or O3 zone: | 3 m |
| Abutting a PC or P zone: | 3 m |
| **Landscape Buffer:** | |
| Abutting a residential zone: | 9 m |

## 4.9 PARKING

(a) Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”

(b) Parking of trucks and vehicles is not permitted within 15 m of a residential zone when the truck or vehicle exceeds any one of the following:
- a registered gross vehicle weight of 3000 kg;
- an overall length of 6 m;
- an overall height of 2.6 m.

(c) Parking areas shall contain a maximum of 150 parking spaces and shall be separated from adjoining parking areas by a 3 m landscape area. Notwithstanding the definition of Landscape Area, a landscape area separating parking areas within a comprehensive development may contain a 2.0 m wide walkway which runs parallel to and within the landscape area provided that the landscape area has a minimum width of 4.5 m. Where more than one parking area is required the average parking area size shall be 100 parking spaces. Connecting driveways may cross a landscape area.

## 4.10 OUTDOOR STORAGE

Outdoor storage of materials, equipment, parts, refuse, waste, finished products, unfinished products is not permitted except in accordance with the following regulations:

(a) Outdoor storage is not permitted in any yard abutting a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road;

(b) Outdoor storage is not permitted within 9 m of a residential zone;

(c) All refuse, waste, and refuse and waste containers shall be screened such as not to be visible from any street or any residential zone;

(d) Where the principal use is a permitted retail use, outdoor storage of merchandise kept for retail sale on the premises is permitted provided such outdoor storage is not located within a required yard or landscaping strip abutting a street.

(e) All outdoor storage, including storage of refuse or waste, except for a permitted Waste Container Facility, and all outdoor processing or manufacturing, is prohibited at a Waste Transfer Station.

(f) Outdoor storage of materials associated with a permitted Recycling Facility shall not exceed a height of 6 m and shall be enclosed by a 3 m high solid screen fence.

(g) Perishable waste must be kept in refrigerated storage within a building. Alternatively, perishable waste may be stored outside if a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, is used.

## 4.11 OUTDOOR MANUFACTURING

Outdoor manufacturing is prohibited in any yard abutting a street and on lands abutting a residential zone.

## 4.12 LOADING AND UNLOADING

(a) Loading/unloading docks are not permitted in building elevations facing a street.

(b) Loading/unloading activities are not permitted in a yard abutting a street.

## 4.13 FENCING

On lands abutting a residential zone fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen.

## 4.14 DWELLING UNITS

A Dwelling Unit for a Caretaker or Watchman shall be located within a principal building and shall not exceed 75 $m^2$ in area.

## 4.15 CONTIGUOUS LOTS

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this by-law that govern the lot itself and all of the regulations and prohibitions of this by-law that govern the entire development.

# 5. BC2 ZONE REGULATIONS (BUSINESS CORRIDOR)

## 5.1 LOT WIDTH AND AREA

**Table 3.5.1**

| Location | Lot Width | Lot Area |
|---|---|---|
| Areas 1 to 7, Diagram 3A | 15 m; 65 m abutting King Road | 0.6 ha |
| Areas 8a to 9b, Diagram 3A | 14.5 m | 0.9 ha |
| Areas 10 to 16, Diagram 3A | 70 m | 0.7 ha |
| All Other Lots | 70 m | 1.0 ha |

## 5.2 YARDS

**Table 3.5.2**

| Yard | Requirement |
|---|---|
| Yard abutting North Service Road | 90 m |
| Yard abutting King Road | 45 m |
| Yard abutting all other roads | 9 m |
| Yard abutting an O2 or O3 zone | 7.5 m |
| Yard abutting a pipeline easement | 7 m |
| Yard abutting a railway right-of-way | none required |
| Separation Distance from a railway right-of-way | 30 m for land uses sensitive to railway rights of way |
| Side yard | 4.5 m |
| Rear yard | 7.5 m |
| Yard abutting a PC or P zone | 6 m |

## 5.3 BUILDING HEIGHT

(a) The Maximum Building Height specified in Table 3.5.3 shall apply to lands within Areas 1 to 16 on Diagram 3A.

(b) The Maximum Building Height for lands not within Areas 1 to 16 on Diagram 3A shall be as follows:

Office buildings: Two storeys to a height of 10 m
Industrial buildings: One storey to a height of 10 m

(c) Within the BC2 Zone, Building Height shall be defined as the perpendicular distance from every point at grade around the perimeter of such building to the highest point of the building or structure and shall include any ornamental dome, chimney, tower, cupola, steeple, church spire, water storage tank, electric apparatus, sign, television antenna, structure work for mechanical equipment required for the operation of the building or structure, antennas, radio towers, and satellite dishes.

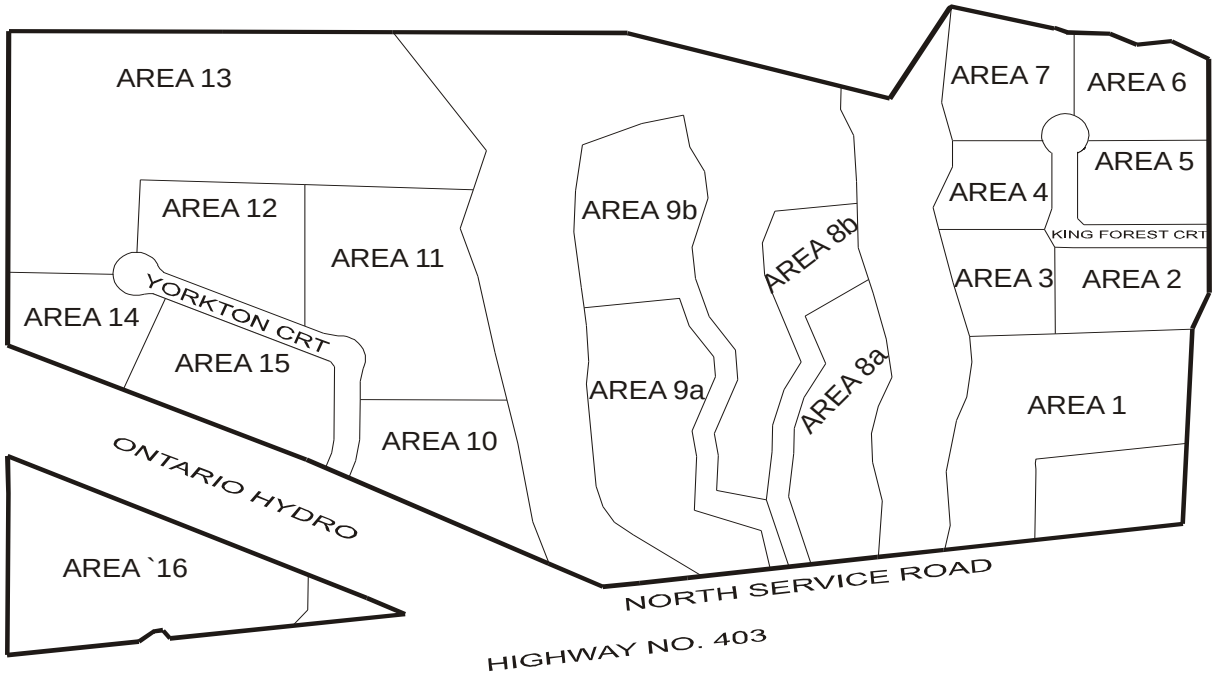
(d) Office use accessory to an industrial use is permitted on the second floor of an industrial building.

**Table 3.5.3: Maximum Building Height**

| Location | Maximum Building Height in a BC2 Zone | |
|---|---|---|
| | Office Buildings | Other Buildings |
| Area 1 | 2 storeys, 10 m, shall not exceed 130 m geodetic datum within southerly 136 m of Area and 134 m geodetic datum for balance of Area. | 1 storey, 10 m, shall not exceed 130 m geodetic datum within southerly 136 m of Area and 134 m geodetic datum for balance of Area. |
| Area 2 | 2 storeys, 10 m, shall not exceed 134 m geodetic datum | 1 storey, 10 m, shall not exceed 134 m geodetic datum |
| Area 3 | 3 storeys, 14 m, shall not exceed 140 m geodetic datum | 1 storey, 10 m, shall not exceed 140 m geodetic datum |
| Area 4 | 3 storeys, 14 m, shall not exceed 144 m geodetic datum | 1 storey, 10 m, shall not exceed 144 m geodetic datum |
| Area 5 | 2 storeys, 10 m, shall not exceed 138 m geodetic datum | 1 storey, 10 m, shall not exceed 138 m geodetic datum |
| Area 6 | 2 storeys, 10 m, shall not exceed 142 m geodetic datum | 1 storey, 10 m, shall not exceed 142 m geodetic datum |
| Area 7 | 3 storeys, 14 m, shall not exceed 147 m geodetic datum | 1 storey, 10 m, shall not exceed 147 m geodetic datum |
| Area 8a | 2 storeys, 10 m, shall not exceed 130 m geodetic datum within southerly 154 m of Area and 135 m geodetic datum for balance of Area | 1 storey, 10 m, shall not exceed 130 m geodetic datum within southerly 154 m of Area and 135 m geodetic datum for balance of Area |
| Area 8 b | 3 storeys, 14 m, shall not exceed 142 m geodetic datum | 1 storey, 10 m, shall not exceed 142 m geodetic datum |
| Area 9a | 2 storeys, 10 m, shall not exceed 130 m geodetic datum within southerly 152 m of Area and 132 m geodetic datum for balance of Area | 1 storey, 10 m, shall not exceed 130 m geodetic datum within southerly 140 m of Area and 132 m geodetic datum for balance of Area |
| Area 9b | 3 storeys, 14 m, shall not exceed 144 m geodetic datum within northerly 87 m of Area and 140 m geodetic datum for balance of Area | 1 storey, 10 m, shall not exceed 144 m geodetic datum within northerly 87 m of Area and 140 m geodetic datum for balance of Area |
| Area 10 | 2 storeys, 10 m, shall not exceed 133 m geodetic datum | 1 storey, 10 m, shall not exceed 133 m geodetic datum |
| Area 11 | 3 storeys, 14 m, shall not exceed 136 m geodetic datum within southerly 70 m of Area, 141 m geodetic datum within northerly 80 m of Area, and 138 m geodetic datum for balance of Area | 1 storey, 10 m, shall not exceed 136 m geodetic datum within southerly 70 m of Area, 141 m geodetic datum within northerly 80 m of Area, and 138 m geodetic datum for balance of Area |
| Area 12 | 2 storeys, 10 m, shall not exceed 141 m geodetic datum | 1 storey, 10 m, shall not exceed 141 m geodetic datum |
| Area 13 | 3 storeys, 14 m, shall not exceed 144 m geodetic datum within northerly 110 m of Area and 142 m geodetic datum for balance of Area | 1 storey, 10 m, shall not exceed 144 m geodetic datum within northerly 110 m of Area and 142 m geodetic datum for balance of Area |
| Areas 14, 15 | 2 storeys, 10 m, shall not exceed 136 m geodetic datum | 1 storey, 10 m, shall not exceed 136 m geodetic datum |
| Area 16 | 2 storeys, 10 m, shall not exceed 127 m geodetic datum | 1 storey, 10 m, shall not exceed 127 m geodetic datum |

**DIAGRAM 3A**

**Specific Requirements for Lot Width, Lot Area, Building Height and Site Coverage apply to Areas 1 to 16.**




## 5.4 SITE COVERAGE

Site coverage shall include all areas of the site covered by hard surfaces such as driveways, parking lots, and loading areas and areas covered by buildings, except, in Areas 8b and 9b on Diagram 3A a maximum of 50% of total driveway area shall be included in the calculation of site coverage.

**Maximum Site Coverage:**

| | |
|---|---|
| Area 1 on Diagram 3A: | 60% of net lot area |
| Areas 2, 5, 6 on Diagram 3A: | 50% of net lot area |
| Areas 3, 4, 7, 10, 11, 12, 14, 15 on Diagram 3A: | 70% of net lot area |
| Areas 8a, 9a, 16 on Diagram 3A: | 40% of net lot area |
| Areas 8b, 9b, 13 on Diagram 3A: | 55% of net lot area |
| Other lands not within Diagram 3A: | 40% of net lot area |

## 5.5 BUILDING COVERAGE

Maximum Building coverage: 20% of net lot area
Shall not apply to lands within Diagram 3A

## 5.6 BUILT FORM

(a) A decorative exterior finish shall be maintained on building elevations:
- facing a street;
- facing a residential zone;
- within 7.5 m of a wall facing a street having a deemed width of 26 m or less;
- within 15 m of a wall facing a street having a deemed width greater than 26 m.

(b) Walls facing a residential zone shall have a maximum length of 35 m.

(c) Mechanical equipment or machinery shall not be installed or operated within 20 m of a residential zone.

## 5.7 LANDSCAPE AREA

| | |
|---|---|
| Abutting North Service Road: | 60 m |
| Abutting King Road: | 30 m |
| Abutting King Forest Court and Yorkton Court: | 6 m |
| Abutting other streets: | 6 m |
| Abutting O2 and O3 zones: | 3 m |
| Abutting other lot lines: | 3 m |

## 5.8 PARKING

(a) Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”

(b) Parking of trucks and vehicles is not permitted within 15 m of a residential zone when the truck or vehicle exceeds any one of the following:
- a registered gross vehicle weight of 3000 kg;
- an overall length of 6 m;
- an overall height of 2.6 m.

## 5.9 OUTDOOR STORAGE

Outdoor storage is prohibited. Waste and refuse containers are permitted provided they are screened from view.

Perishable waste must be kept in refrigerated storage within a building. Alternatively, perishable waste may be stored outside if a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, is used.

## 5.10 FENCING

Occupancy of any building on lands abutting a residential zone is prohibited until fence having a minimum height of 1.8 m, which may be a solid screen fence or a chain-link fence in combination with landscaping to create a solid year-round screen has been installed along the common boundary with the residential zone.

## 5.11 LOADING AND UNLOADING

(a) Loading/unloading docks are not permitted in building elevations facing a street, save and except for Areas 2, 5, 6 in Diagram 3A.

(b) Loading/unloading activities are not permitted in a yard abutting a street.

## 5.12 OUTDOOR MANUFACTURING

Outdoor manufacturing is prohibited in a yard abutting a street and on lands abutting a residential zone.

## 5.13 RESTAURANT DRIVE-THROUGH FACILITIES

(a) Where drive-through facilities are located in or adjacent to building elevations facing a street, landscaping shall be provided to screen the building elevation from the street.

(b) External conveyor pick-up systems are not permitted in a yard abutting a street and shall be set back 15 m from a residential zone.

(c) Intercom ordering stations shall be set back 15 m from a residential zone.

## 5.14 RETAIL SALES

1. A maximum total floor area of 15% only in conjunction with manufacturing, fabricating, processing, assembling or warehousing uses.

2. The maximum total floor area for accessory retail sales or showroom shall be the lesser of a maximum total floor area of 15% of the main use or 250 square metres.

3. The accessory retail or showroom area shall be contained within the same premises as the associated permitted use.

4. The area within the building used for accessory retail sales or showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.

## 5.15 ACCESSORY USE REGULATIONS

(a) There shall be no direct exterior access
(b) There shall be no advertising signs visible from the building exterior
(c) Accessory uses shall be for building occupants only
(d) Total floor area for accessory uses: maximum 5% of floor area per building
(e) Floor area per accessory use: maximum 200 $m^2$

## 5.16 DWELLING UNITS

A Dwelling Unit for a Caretaker or Watchman shall be located within a principal building and shall not exceed 75 $m^2$ in area.

## 5.17 CONTIGUOUS LOTS

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this by-law that govern the lot itself and all of the regulations and prohibitions of this by-law that govern the entire development.

# 6. GE1, GE2 ZONE REGULATIONS (GENERAL EMPLOYMENT)

## 6.1 LOT WIDTH, AREA, YARDS

**Table 3.6.1**

| Regulation | GE1 Zone | GE2 Zone |
|---|---|---|
| Lot Width | 45 m | 15 m **(a)** |
| Lot Area | 0.4 ha | 900 $m^2$ **(a)** |
| Yard abutting Guelph Line | * * * | 15 m |
| Yard abutting King Road | * * * | 15 m |
| Yard abutting Mainway | * * * | 6 m |
| Yard abutting Enfield Road | * * * | 6 m |
| Yard abutting Heritage Road | 9 m | * * * |
| Yard abutting a street having a deemed width of 26 m or greater | 15 m | 9 m |
| Yard abutting a street having a deemed width less than 26 m | 9 m | 9 m |
| Side Yard | 4.5 m | 3 m |
| Rear Yard | 7.5 m | |
| Yard abutting a residential zone | 30 m | |
| Yard abutting an O3 zone | 7.5 m | |
| Yard abutting a pipeline easement | 7 m | |
| Building setback abutting a creek block | 7.5 m, 4.5 m if block includes 3 m buffer | |
| Yard abutting a railway right-of-way | none required | |
| Separation distance from a railway right-of-way | 30 m for land uses sensitive to Railway Rights-of-way | |
| Yard abutting a PC or P zone | 6 m | |

**Footnotes to Table 3.6.1**

(a) Lots abutting the north side of Mainway between Guelph Line and Walker's Line
Lot Width: 30 m
Lot Area: 2500 $m^2$

## 6.2 BUILDING HEIGHT

On lands abutting a residential zone: 9 m maximum

## 6.3 FLOOR AREA

Where the principal use is an Office Use, the Maximum Floor Area Ratio for all uses on the lot shall be 0.5:1.

## 6.4 BUILT FORM

(a) A decorative exterior finish shall be maintained on building elevations:
- facing a street;
- facing a residential zone;
- within 7.5 m of a wall facing a street having a deemed width of 26 m or less;
- within 15 m of a wall facing a street having a deemed width greater than 26 m.

(b) Exterior walls facing a residential zone shall have a maximum length of 36 m.

(c) Mechanical equipment or machinery may not be installed or used within 20 m of a residential zone.

## 6.5 LANDSCAPE AREA AND BUFFER

| | |
|---|---|
| **Landscape Area:** | |
| Abutting Heritage Road: | 3 m |
| Abutting a street having a deemed width less than 26 m: | 3 m |
| Abutting a street having a deemed width of 26 m or greater: | 6 m |
| Abutting a creek block or O3 zone: | 3 m |
| Abutting a PC or P zone: | 3 m |
| **Landscape Buffer:** | |
| Abutting a residential zone: | 9 m |

## 6.6 PARKING

(a) Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”

(b) Parking of trucks and vehicles is not permitted within 15 m of a residential zone when the truck or vehicle exceeds any one of the following:
- a registered gross vehicle weight of 3000 kg;
- an overall length of 6 m;
- an overall height of 2.6 m.

## 6.7 OUTDOOR MANUFACTURING

In a GE1 zone outdoor manufacturing is prohibited in a yard abutting a street.

In a GE2 zone outdoor manufacturing is prohibited.

## 6.8 OUTDOOR STORAGE

Outdoor storage of materials, equipment, parts, refuse, waste, finished products, unfinished products is not permitted except in accordance with the following regulations:

(a) On lots less than 4 ha in area Outdoor Storage is not permitted in a front yard.

On lots 4 ha in area or greater Outdoor Storage is permitted in the front yard but not within the required front yard, provided the outdoor storage area shall be screened from all streets and residential zoned lands;

(b) Outdoor storage is not permitted within 9 m of a residential zone;

(c) All refuse, waste, and refuse and waste containers shall be screened such as not to be visible from any street or any residential zone;

(d) Where the principal use is a permitted commercial use, outdoor storage of merchandise kept for retail sale on the premises is permitted provided such outdoor storage is not located within a required yard or landscaping strip abutting a street. Where the principal permitted use is a Motor Vehicle Sales, Leasing, Rental and Service, the outdoor storage of motor vehicles kept for retail sale, lease, or rental on the premises is permitted within the required yard abutting a street except within the required landscaping area.

(e) All outdoor storage, including storage of refuse or waste, except for a permitted Waste Container Facility, and all outdoor processing or manufacturing, is prohibited at a Waste Transfer Station.

(f) Outdoor storage of materials associated with a permitted Recycling Facility shall not exceed a height of 6 m and shall be enclosed by a 3 m high solid screen fence.

(g) Perishable waste must be kept in refrigerated storage within a building. Alternatively, perishable waste may be stored outside if a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, is used.

## 6.9 LOADING AND UNLOADING

(a) Loading/unloading docks are not permitted in building elevations facing a street.
(b) Loading/unloading activities are not permitted in a yard abutting a street.
(c) Minimum setback from a residential zone: 20 m

(d) Notwithstanding (c) above, where loading and unloading activities are fully enclosed by a permanent structure, that structure may be set back 9 m from a residential zone.
(e) Loading/unloading docks and activities shall be screened from view from a residential zone.

## 6.10 RETAIL SALES

1. A maximum total floor area of 15% only in conjunction with manufacturing, fabricating, processing, assembling or warehousing uses.

2. The maximum total floor area for accessory retail sales or showroom shall be the lesser of a maximum total floor area of 15% of the main use or 250 square metres.

3. The accessory retail or showroom area shall be contained within the same premises as the associated permitted use.

4. The area within the building used for accessory retail sales or showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.

## 6.11 RESTAURANT DRIVE-THROUGH FACILITIES

(a) Where drive-through facilities are located in or adjacent to building elevations facing a street, landscaping shall be provided to screen the building elevation from the street.

(b) External conveyor pick-up systems are not permitted in a yard abutting a street and shall be set back 15 m from a residential zone.

(c) Intercom ordering stations shall be set back 15 m from a residential zone.

## 6.12 FENCING

On lands abutting a residential zone fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen.

## 6.13 DWELLING UNITS

A Dwelling Unit for a Caretaker or Watchman shall be located within a principal building and shall not exceed 75 $m^2$ in area.

## 6.14 CONTIGUOUS LOTS

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this by-law that govern the lot itself and all of the regulations and prohibitions of this by-law that govern the entire development.