

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*.