

SECTION 10 – Employment (EMP) Zones

The Employment *zones* apply to lands designated General Industrial Employment, Heavy Industrial Employment, Business Park Employment and Innovation 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 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*.

EMP-6: Innovation Employment – the purpose of this *zone* is to accommodate a range of high-tech, research and development and other unique employment *uses* and limited complimentary *uses* on lands primarily located within central neighbourhoods in close proximity to major transit station stops which have historically been used for industrial purposes.

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	EMP-6
Adult Sex Film Theatre (1)			✓			
Artisan's Establishment						✓

Use	EMP-1	EMP-2	EMP-3	EMP-4	EMP-5	EMP-6
Automotive Detailing and Repair Operation (2)		✓		✓	✓	
Biotechnological Establishment	✓ (5)	✓ (5)	✓	✓	✓	✓
Building Material and Decorating Supply Establishment	✓	✓		✓	✓	
Bulk Fuel and Oil Storage Establishment		✓	✓			
Car Wash (3)				✓		
Catering Service Establishment				✓	✓	✓
Commercial Driver and Training Establishment				✓	✓	
Commercial School						✓
Commercial Vehicle Wash Facility		✓			✓	
Computer, Electronic, Data Processing, or Server Establishment				✓	✓	✓
Craftsperson Shop	✓ (5)	✓ (5)		✓	✓	✓
Creative Products Manufacturing						✓ (7)
Crematorium (4)			✓			
Day Care Facility	✓ (5)	✓ (5)		✓ (3)	✓ (3)	✓ (3)
Drive-Through Facility	✓	✓		✓	✓	
Existing Residential Uses	✓					
Financial Establishment (3)				✓	✓	✓
Fitness Centre	✓ (5)	✓ (5)		✓ (3)	✓ (3)	✓ (3)
Garden Centre, Nursery, and/or Landscaping Supply	✓	✓		✓	✓	
Gas Station				✓		
Health Clinic (3)				✓	✓	✓
Heavy Repair Operation (2)	✓ (6)(9)	✓ (6)	✓ (6)	✓	✓	
Indoor Recycling Operation	✓	✓	✓			
Industrial Administrative Office				✓	✓	✓
Light Repair Operation						✓
Major Equipment Supply and Service		✓	✓	✓	✓	

Use	EMP-1	EMP-2	EMP-3	EMP-4	EMP-5	EMP-6
Manufacturing (2)	✓ (5) (6)(7)(9)	✓ (5) (6)(7)	✓	✓ (7)	✓ (7)	
Office				✓ (8)		✓
Outdoor Recycling Operation			✓			
Personal Services (3)				✓	✓	✓
Pet Boarding (3)				✓		✓
Pet Services Establishment (3)				✓		✓
Post-Secondary School						✓
Print Shop (3)				✓	✓	✓
Printing or Publishing Establishment	✓ (5)	✓ (5)		✓	✓	✓
Propane Facility			✓			
Propane Retail Outlet				✓		
Research and Development Establishment				✓	✓	✓
Restaurant	✓ (5)	✓ (5)		✓ (3)	✓ (3)	✓ (3)
Restoration, Janitorial, or Security Services		✓ (6)		✓	✓	
Salvage or Scrap Yard			✓			
Towing Compound	✓ (9)	✓		✓	✓	
Tradesperson or Contractor's Establishment	✓ (5) (6)	✓ (5) (6)	✓ (6)	✓	✓	✓
Truck Transport Terminal		✓ (6)(7)	✓ (6)	✓ (7)	✓ (7)	
Veterinary Services (3)				✓	✓	✓
Warehouse	✓ (5) (6)(7)	✓ (5) (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) *A day care facility, fitness centre and restaurant s* 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.

10.3 **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)	EMP-6 (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	12 m
Minimum <i>front yard setback</i>	6 m	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	1.5 m
Minimum <i>exterior side yard setback</i>	6 m	6 m	6 m	6 m	6 m	6 m

Regulation	EMP-1 (1)	EMP-2 (1)	EMP-3 (1)	EMP-4 (1)	EMP-5 (1)	EMP-6 (1)
Minimum <i>rear yard setback</i>	7.5 m	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	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	
Maximum <i>building height</i>						14 m
Maximum <i>number of storeys</i>						4 storeys
Maximum <i>floor space ratio</i>						2.0
Maximum <i>building height</i> for a <i>building</i> located less than 14 m from a <i>yard</i> abutting a <i>residential zone</i>	11 m	11 m	11 m	11 m	11 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*.