

---

**PART 8  
EMPLOYMENT ZONES**

---

**8.1 LIST OF APPLICABLE ZONES**

General Employment	M1
Prestige Employment	M2
Rural Employment	M3
Extractive	MX

**8.2 GENERAL PROHIBITION**

No *person* shall, within any *Employment Zone*, use or permit the *use* of any land, or *erect, alter, enlarge, use or maintain any building or structure* for any *use* other than as permitted in Table 8.1 and in accordance with the standards contained in Table 8.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

**8.3 PERMITTED USES**

*Uses* permitted in the *Employment Zones* are denoted by the symbol 'X' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 8.1, below. Any number(s) following the symbol 'X', *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted *Uses* Table 8.1:

**TABLE 8.1: PERMITTED USES**

USE	M1	M2	M3	MX
Aggregate Processing Facility				X
Aggregate Transfer Station				X
Agricultural Support Use			X	
Agricultural Use				X
Animal Clinic - Small Animal	X (8)	X (1)	X	
Animal Clinic - Large Animal	X (8)	X (1)	X	
Animal Shelter			X	
Asphalt Plant	X(4)			X
Banquet Hall		X		
Building Supply Centre	X			
Business Office	X	X	X (2)	
Catering Business	X	X		
Concrete Batching Plant	X(4)			X
Conservation Use				X
Contractor's Yard	X (3)		X (3)	
Day Nursery (7)	X (4)			
Dry Cleaning Depot	X (8)	X (1)		
Dry Cleaning Establishment	X	X (1)		
Dwelling, Accessory	X (5)		X (5)	
Dwelling, Detached				X
Emergency Service Facility	X	X		
Equipment Sales and Rental Establishment	X			
Farm Implement Dealer			X	
Financial Institution		X (1)		
Fitness Centre	X (8)	X (1)		
Industrial Use	X	X	X	
Landscaping Operation	X		X	
Medical Office		X (1)		
Mineral Aggregate Resource Operation				X
Motor Vehicle Body Shop	X (4)			
Motor Vehicle Repair Shop	X (4)			
Outdoor Storage, Accessory (3)	X		X	X
Parking Garage	X	X	X	X
Personal Service Establishment		X (1)		
Pet Salon	X (8)	X (1)		
Place of Amusement	X (8)	X (1)		
Place of Assembly		X		
Place of Entertainment	X (8)	X (1)		
Place of Worship		X		
Printing Establishment	X	X (2)		
Private Club	X			
Restaurant	X (8)	X (1)		
Retail Store, Accessory	X (6)	X (6)		
School, Commercial	X (8)	X (1)		
School, Private	X (8)	X (1)		
Self-storage Facility	X (8)			
Service Shop	X		X	
Trade and Convention Centre		X		
Transit Station	X	X		
Transport Terminal	X (3)		X (3)	
Warehouse	X	X	x	
Wholesale Establishment	X			

**Special Provisions for Table 8.1**

1. Provided the *use* occupies no more than 25% of the *net floor area* of a multi-unit *building*.
2. Is required to be *accessory* to an *industrial use* or occupy no more than 20% of the *net floor area* of a multi-unit *building*.
3. Subject to Section 4.24 of this By-law.
4. Only *uses* and related *floor area* that legally existed on the effective date of this By-law are permitted.
5. One *detached dwelling accessory* to an *industrial use* on the same *lot* for occupancy by an employee of the same *industrial use* on the same *lot*. Subject to Section 4.3 of this By-law.
6. Maximum permitted *net floor area* is 10% of the *net floor area* of the *main use*.
7. Permitted accessory to and only within the same *building* as an *industrial use* or *warehouse* where permitted subject to Section 4.6 of this By-law.
8. No more than 33% of the aggregate *gross floor area* of *buildings* on a *lot* within a “M1” *zone* shall be occupied by permitted *uses* that are subject to special provision 8.

**8.4 ZONE STANDARDS**

No *person* shall within any *Employment Zone* use or permit the *use* of any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the *zone standards* in Table 8.2, below. Any number(s) following the *zone standard, zone heading* or description of the standard indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 8.2:

**TABLE 8.2: STANDARDS IN THE EMPLOYMENT ZONES**

ZONE	MINIMUM LOT FRONTAGE	MINIMUM LOT AREA REQUIRED	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT	MINIMUM LANDSCAPED OPEN SPACE
M1	30.0 m	1,400 sq.m	6.0 m (1)	3.0 m (2)	3.0 m (2)	3.0 m (2)	15.0 m	10%
M2	30.0 m	1,400 sq.m	6.0 m (1)	3.0 m (2)	3.0 m (2)	6.0 m (1)	15.0 m	15%
M3	50.0 m	1.0 ha	12.5 m (3)	8.0 m (3)	3.0 m (3)	9.0 m (3)	15.0 m	20%
MX	n/a	20.0 ha	15.0 m	15.0 m	15.0 m	15.0 m	11.0 m	n/a

**Special Provisions for Table 8.2**

1. *Minimum required yard* adjacent to any Residential or Open Space *Zone* - 15.2 metres.
2. *Minimum required yard* adjacent to any Residential or Open Space *Zone* - 6.0 metres.

3. *Minimum required yard* adjacent to any Residential, Commercial or Institutional Zone - 18.2 metres.