

Section 16: Employment Zones

16.1. All Employment Zones

16.1.1. For the purposes of this By-law, Employment Zones include Business Park Zone (M1), General Industrial Zone (M2), Heavy Industrial Zone (M3), Employment Service Zone (M4) and Waste Management Zone (M5).

16.1.2. **Uses** permitted in Employment Zones are limited to the **uses** identified in Table 16.1.2., and are denoted by the symbol “●” in the column applicable to each Zone and corresponding with the row for a specific permitted **use**. Where the symbol “—” is identified in the table, the **use** is not permitted in that Zone.

16.1.3. Where a permitted **use** includes a reference number in superscript beside the “●” symbol in Table 16.1.2., the following corresponding provisions apply:

1. Is required to operate within an enclosed **building**.
2. Is permitted only as an **accessory use** to a **principal use** on the **lot** and is limited to a maximum **gross floor area** of 25% of the **gross floor area** of the **principal use**.
3. Is limited only to convenience commercial **uses** in a **retail store**, in accordance with the complementary **use** policies of the Official Plan.
4. Is permitted only as an **accessory use** to a **principal use** on the **lot**.
5. Is permitted as a **principal use** and may occupy 100% **gross floor area** on the **lot**, in accordance with the **complementary use** policies of the Official Plan.

Table 16.1.2. - Permitted Uses in the Employment Zones

Use	M1	M2	M3	M4	M5
animal care	—	—	—	● ⁵	—
animal shelter	—	—	—	●	—
automobile body shop	—	●	●	—	—
automobile repair shop	—	●	●	—	—
banquet hall	—	—	—	● ⁵	—
call centre	●	—	—	● ¹	—

Use	M1	M2	M3	M4	M5
catering service	●	●	—	● ¹	—
contractor's yard	● ¹	●	●	● ¹	—
day care centre	—	—	—	● ⁵	—
equipment rental	—	●	●	—	—
feedmill	—	●	—	—	—
financial institution	—	—	—	● ⁵	—
fitness centre	—	—	—	● ⁵	—
heavy equipment or truck repair shop	—	●	●	—	—
heavy industrial uses	—	—	●	—	—
hotel	—	—	—	● ⁵	—
industrial repair shop	—	●	●	—	—
laboratory	●	—	—	● ¹	—
light industrial use	● ¹	●	●	● ¹	—
office	●	● ⁴	● ⁴	● ¹	● ⁴
outdoor storage	● ⁴	● ⁴	● ⁴	—	●
personal service shop	—	—	—	● ⁵	—
place of worship	—	—	—	● ⁵	—
production studio	●	—	—	● ¹	—
recreation facility	—	—	—	● ⁵	—
repair shop	● ¹	●	●	● ¹	—
research establishment	●	—	—	● ¹	—
restaurant	—	—	—	● ⁵	—
retail store	● ²	● ²	● ²	● ³	● ²
salvage yard	—	—	—	—	●
self-service storage facility	—	●	—	—	—
towing compound	—	●	●	—	●
training facility	● ¹	—	—	● ¹	—
transportation depot	● ¹	●	●	● ¹	—

Use	M1	M2	M3	M4	M5
warehouse	● ¹	●	●	● ¹	—
waste disposal area	—	—	—	—	●
waste processing site	—	—	—	—	●
waste transfer station	—	—	—	—	●
wastewater treatment facility	—	—	●	—	●
water supply plant	—	—	●	—	—
wellness clinic	—	—	—	● ⁵	—
wholesale establishment	● ¹	●	●	● ¹	—
workshop	● ¹	●	●	● ¹	—