

TABLE OF CONTENTS
Part 8: Employment Zones

PURPOSE 8.1 ~ 1

8.1 GENERAL PROVISIONS FOR EMPLOYMENT ZONES 8.1 ~ 1 to 4

8.1.1 Uses to be Located within a Building..... 8.1 ~ 1

8.1.2 Accessory Uses in Employment Zones 8.1 ~ 1

8.1.3 Accessory Retail Sales and/or Accessory Retail Display in Employment Zones 8.1 ~ 1

8.1.4 Accessory Dwelling Unit in E2 and E3 Zones 8.1 ~ 2

8.1.5 Outdoor Storage in an E2 Zone 8.1 ~ 2

8.1.6 Outdoor Display in an E2 Zone..... 8.1 ~ 2

8.1.7 Outdoor Storage and Outdoor Display in E3 Zones..... 8.1 ~ 2

8.1.8 Drive-Through..... 8.1 ~ 2

8.1.9 *deleted by 0018-2015* 8.1 ~ 3

8.1.10 Regulations for Motor Vehicle Service Uses in an Employment Zone..... 8.1 ~ 3

8.2 E1 TO E3 ZONES 8.2.1 ~ 1 to 8.2.4 ~ 8

8.2.1 E1 to E3 Permitted Uses and Zone Regulations..... 8.2.1 ~ 1

8.2.2 E1 Exception Zones..... 8.2.2 ~ 1

8.2.3 E2 Exception Zones..... 8.2.3 ~ 1

8.2.4 E3 Exception Zones..... 8.2.4 ~ 1

PURPOSE

The purpose of this Part is to provide a number of Employment Zones, that allow for a variety of business operations, including various industrial operations, in appropriate locations throughout the City.¹

8.1 GENERAL PROVISIONS FOR EMPLOYMENT ZONES

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Employment Zones shall also apply:

8.1.1 Uses to be Located within a Building

Unless otherwise permitted, all **uses** in an E1 or an E2 zone shall be located wholly within a **building, structure** or part thereof.

8.1.1.1 All **uses** pertaining to cannabis production shall be located wholly within a **building, structure**, or part thereof. (0055-2015), (0100-2023)

8.1.2 Accessory Uses in Employment Zones

(0325-2008), (0379-2009), (LPAT Order 2020 December 14), (0111-2019/LPAT Order 2021 March 09)

8.1.2.1 An **accessory use** shall only be permitted accessory to an **office building** or **medical office building** and shall be contained wholly within the **office building** or **medical office building**.

8.1.2.1.1 Permitted **accessory uses** shall include laboratories and associated facilities for medical diagnostic and dental purposes, medical supply and equipment store, pharmacy, **motor vehicle rental facility, retail store** less than 600 m² and a **service establishment**. In an E1 zone, permitted **accessory uses** shall also include a **restaurant** and **take-out restaurant**. In an E1 and E2 zone, permitted **accessory uses** shall also include a **day care**.

8.1.2.1.2 A maximum of 20% of the total **gross floor area - non-residential** of an **office building** or **medical office building** may be used for **accessory uses**.

8.1.2.1.3 An accessory **day care** shall only be permitted in an E1 and E2 zone, subject to the provisions contained in Subsection 2.1.23 of this By-law.

8.1.3 Accessory Retail Sales and/or Accessory Retail Display in Employment Zones

8.1.3.1 In an E1 to E3 zone, a maximum of 20% of the total **gross floor area - non-residential** of a Business Activity **use** contained in Table 8.2.1 of this By-law, may be used for accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products, other than **motor vehicles**, provided:
(0379-2009), (0297-2013), (0100-2023)

- (1) the accessory retail sales, leasing and/or rental, accessory retail display and/or installation are only those products which are manufactured within a **manufacturing facility**, repaired within a **repair establishment**, wholesaled within a **wholesaling facility**, or distributed from a **warehouse/distribution facility**;
- (2) such area is wholly within an enclosed **building, structure** or part thereof;
- (3) such area is located within the same unit as the principal permitted **use**; and,
- (4) sentence 8.1.3.1(1) of this By-law shall not apply to recreational cannabis producers; and accessory retail sales, accessory retail display and/or installation shall be limited to products purchased from the Ontario Cannabis Store.

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

8.1.3.1.1 The area within any **building, structure** or part thereof used for accessory retail sales and/or accessory retail display of products shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition and closed doors.

8.1.4 Accessory Dwelling Unit in E2 and E3 Zones

8.1.4.1 One **dwelling unit** for caretaking and/or security staff shall be permitted accessory to a Business Activity **use** contained in Table 8.2.1 of this By-law.

8.1.4.2 An accessory **dwelling unit** shall have a maximum **gross floor area - residential** of 70 m².

8.1.5 Outdoor Storage in an E2 Zone

8.1.5.1 **Outdoor storage** in an E2 zone is permitted accessory to a Business Activity **use** contained in Table 8.2.1 of this By-law, subject to the following:

8.1.5.1.1 **Outdoor storage** shall not exceed 5% of the **lot area**, or 10% of the **gross floor area - non-residential** of the **building, structure** or part thereof, whichever is the lesser and shall be located on the same **lot**;

8.1.5.1.2 **Outdoor storage** shall not be located closer to any **street line** than any portion of a **building, structure** or part thereof;

8.1.5.1.3 The area to be used for **outdoor storage** shall not be located within the **front yard** or **exterior side yard**;

8.1.5.1.4 A fence, having a minimum **height** of 2.4 m shall be required for screening around the perimeter of the area to be used for **outdoor storage**.

8.1.6 Outdoor Display in an E2 Zone

8.1.6.1 The provisions of Subsection 8.1.5 of this Section shall not prevent the outdoor display of new products produced or distributed on a **lot**, by a Business Activity **use** contained in Table 8.2.1 of this By-law, subject to the following:

8.1.6.1.1 The total area used for outdoor display shall not exceed 5% of the **lot area**;

8.1.6.1.2 Outdoor display shall not be located closer to any **street line** than any portion of a **building, structure** or part thereof.

8.1.7 Outdoor Storage and Outdoor Display E3 Zones

8.1.7.1 The **outdoor storage** and/or outdoor display of goods shall not be situated closer to any **street line** than any portion of a **building, structure** or part thereof.

8.1.7.2 The area to be used for **outdoor storage** shall not be located within the **front yard** or **exterior side yard**.

8.1.7.3 A fence, having a minimum **height** of 2.4 m shall be required around the perimeter of the area to be used for **outdoor storage**.

8.1.7.4 Where there are no **buildings**, or **structures** on a **lot** and the **lot** is used for **outdoor storage**, the minimum required **yards** of the E3 zone regulations shall apply. (0379-2009)

8.1.8 Drive-Through (0018-2015)

8.1.8.1 A drive-through is permitted accessory to a **financial institution** in an E2 and E3 zone. (0018-2015)

8.1.8.2 *deleted by 0018-2015*

8.1.9 *deleted by 0018-2015*

8.1.10 Regulations for Motor Vehicle Service Uses in an Employment Zone

8.1.10.1 A **building, structure** or part thereof, used for a **gas bar, motor vehicle service station, motor vehicle wash facility - restricted, or motor vehicle wash facility - commercial motor vehicle**, shall comply with the regulations contained in Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone. (0325-2008), (0379-2009)

Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone
(0379-2009), (0018-2021)

Column A		B
Line	REGULATIONS	
1.0	MINIMUM LOT FRONTAGE:	
1.1	Interior lot	36.0 m
1.2	Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - commercial motor vehicle	45.0 m
1.3	Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - commercial motor vehicle in combination with any other permitted use	60.0 m
1.4	Corner lot	48.0 m
1.5	Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - commercial motor vehicle	60.0 m
1.6	Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - commercial motor vehicle in combination with any other permitted use	70.0 m
2.0	MINIMUM SETBACKS:	
2.1	From a lot line to a fuel pump	6.0 m
2.2	Minimum yard /setback to a fuel dispensing island weather canopy shall be measured to the face of the canopy	✓

8.2 E1 TO E3 ZONES (EMPLOYMENT)

8.2.1 E1 to E3 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations
 (0358-2007), (0325-2008), (0191-2009/OMB Order 2010 May 05), (0379-2009), (0297-2013), (0050-2013/LPAT Order 2020 June 08) (0190-2014), (0018-2015), (0055-2015), (0018-2021), (0111-2019/LPAT Order 2021 March 09), (0121-2020/LPAT Order 2021 March 11), 0100-2023

Column	A	B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
PERMITTED USES				
2.0	EMPLOYMENT			
2.1	OFFICE			
2.1.1	Medical Office	✓	✓	✓
2.1.2	Office	✓	✓	✓
2.2	BUSINESS ACTIVITIES			
2.2.1	Broadcasting/Communication Facility		✓	✓
2.2.2	Manufacturing Facility	✓	✓	✓
2.2.3	Science and Technology Facility	✓	✓	✓
2.2.4	Transportation Facility		<i>deleted by 0190-2014</i>	✓
2.2.5	Truck Terminal		✓	✓
2.2.6	Warehouse/Distribution Facility	✓	✓	✓
2.2.7	Wholesaling Facility		✓	✓
2.2.8	Waste Processing Station		✓ (1)	✓ (1)
2.2.9	Waste Transfer Station		✓ (1)	✓ (1)
2.2.10	Composting Facility		✓ (1)	✓ (1)
2.2.11	Power Generating Facility			✓
2.2.12	Outdoor Storage/Outdoor Display			✓
2.2.13	Self Storage Facility		✓	✓
2.2.14	Contractor Service Shop		✓	✓
2.2.15	Contractor's Yard			✓
2.2.16	Vehicle Pound Facility			✓
2.2.17	Medicinal Product Manufacturing Facility	✓ (14)	✓ (14)	✓ (14)
2.2.18	Medicinal Product Manufacturing Facility - Restricted	✓	✓	✓
2.2.19	Plant-Based Manufacturing Facility	✓ (14)	✓ (14)	✓ (14)
2.3	COMMERCIAL			
2.3.1	Restaurant		✓ (1)	✓ (1)
2.3.2	Convenience Restaurant		✓ (1)(13)	✓ (1)
2.3.3	Take-out Restaurant		✓ (1)	✓ (1)
2.3.4	Commercial School	✓	✓	✓

Table 8.2.1 continued on next page

Part 8 - Employment Zones

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
Table 8.2.1 continued from previous page				
2.3.5	Financial Institution	✓ (12)	✓ (13)	✓ (13)
2.3.6	Veterinary Clinic	✓	✓	✓
2.3.7	Animal Care Establishment		✓	✓
2.4	MOTOR VEHICLE SERVICE			
2.4.1	Motor Vehicle Body Repair Facility			✓
2.4.2	Motor Vehicle Body Repair Facility - Commercial Motor Vehicle			✓
2.4.3	Motor Vehicle Repair Facility - Commercial Motor Vehicle		<i>deleted by 0379-2009</i>	✓
2.4.4	Motor Vehicle Repair Facility - Restricted		✓	✓
2.4.5	Motor Vehicle Rental Facility		✓	✓
2.4.6	Motor Vehicle Wash Facility - Commercial Motor Vehicle		<i>deleted by 0379-2009</i>	✓
2.4.7	Motor Vehicle Wash Facility - Restricted		✓	✓
2.4.8	Gas Bar		✓ (1)(2)(13)	✓ (1)(2)(13)
2.4.9	Motor Vehicle Service Station		✓ (13)	✓
2.4.10	Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles		✓ (1)	✓ (1)
2.5	HOSPITALITY			
2.5.1	Banquet Hall/Conference Centre/ Convention Centre	✓	✓	✓
2.5.2	Night Club		✓ (1)(3)	✓ (1)(3)
2.5.3	Overnight Accommodation	✓	✓	✓
2.6	OTHER			
2.6.1	Adult Video Store		✓ (1)	✓ (1)
2.6.2	Adult Entertainment Establishment		✓ (1)	✓ (1)
2.6.3	Animal Boarding Establishment		✓ (1)	✓ (1)
2.6.4	Active Recreational Use	✓	✓	✓
2.6.5	Body-Rub Establishment		✓ (1)	✓ (1)
2.6.6	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>			
2.6.7	Truck Fuel Dispensing Facility		✓	✓
2.6.8	Entertainment Establishment	✓	✓	✓
2.6.9	Recreational Establishment	✓	✓	✓
2.6.10	Funeral Establishment		✓ (4)	✓ (4)
2.6.11	Private Club		✓	✓
2.6.12	Repair Establishment		✓	✓
2.6.13	Parking Lot		✓	✓
2.6.14	University/College	✓	✓	✓
2.6.15	Courier/Messenger Service	✓	✓	✓
ZONE REGULATIONS				
3.0	MINIMUM LOT FRONTAGE	30.0 m	30.0 m ⁽⁹⁾	30.0 m ⁽⁹⁾
4.0	MAXIMUM FLOOR SPACE INDEX - NON-RESIDENTIAL - OFFICES AND/OR MEDICAL OFFICES	n/a	1.0	0.5

Table 8.2.1 continued on next page

Part 8 - Employment Zones

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
Table 8.2.1 continued from previous page				
5.0	MINIMUM FRONT YARD	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾⁽¹⁰⁾	7.5 m ⁽⁵⁾⁽¹⁰⁾
5.1	Where the opposite side of the street on which the lot fronts is a Residential Zone	n/a	30.0 m ⁽¹⁰⁾	30.0 m ⁽¹⁰⁾
6.0	MAXIMUM SETBACK			
6.1	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			
6.2	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			
6.3	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			
7.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾⁽¹⁰⁾	7.5 m ⁽⁵⁾⁽¹⁰⁾
7.1	Where the opposite side of the street on which the lot fronts is a Residential Zone	n/a	15.0 m ⁽¹⁰⁾	15.0 m ⁽¹⁰⁾
8.0	<i>deleted by 0191-2009/OMB Order 2010 May 05</i>			
9.0	MINIMUM INTERIOR SIDE YARD			
9.1	Lot with a lot frontage less than or equal to 75.0 m	4.5 m ⁽⁵⁾	the greater of 10% of the frontage of lot , or 4.5 m ⁽⁵⁾⁽⁷⁾⁽¹⁰⁾	the greater of 10% of the frontage of lot , or 4.5 m ⁽⁵⁾⁽⁷⁾⁽¹⁰⁾
9.2	Lot with a lot frontage greater than 75.0 m	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾⁽⁷⁾⁽¹⁰⁾	7.5 m ⁽⁵⁾⁽⁷⁾⁽¹⁰⁾
9.3	Yard abutting a Residential Zone	4.5 m ⁽⁵⁾	15.0 m ⁽¹⁰⁾	15.0 m ⁽¹⁰⁾
10.0	MINIMUM REAR YARD	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾⁽⁸⁾⁽¹⁰⁾	7.5 m ⁽⁵⁾⁽⁸⁾⁽¹⁰⁾
10.1	Yard abutting a Residential Zone	4.5 m ⁽⁵⁾	15.0 m ⁽¹⁰⁾	15.0 m ⁽¹⁰⁾
11.0	MINIMUM HEIGHT	n/a	n/a	n/a
12.0	MINIMUM LANDSCAPED BUFFER			
12.1	Minimum depth of a landscaped buffer measured from a lot line that abuts a Residential Zone	7.0 m ⁽¹¹⁾	7.0 m ⁽¹¹⁾	7.0 m ⁽¹¹⁾
12.2	Minimum depth of a landscaped buffer measured from a lot line that is a street line	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾
12.3	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts an Institutional, Office, Commercial, Downtown Core, Parkway Belt, or Buffer Zone, or any combination of zones thereof	3.0 m ⁽¹¹⁾	3.0 m ⁽¹¹⁾	3.0 m ⁽¹¹⁾
12.4	Minimum depth of a landscaped buffer measured from a lot line that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof	0.0 m ⁽¹¹⁾	0.0 m ⁽¹¹⁾	0.0 m ⁽¹¹⁾
12.5	Minimum depth of a landscaped buffer measured from any other lot line	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾

Table 8.2.1 continued on next page

Part 8 - Employment Zones

Column A		B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
Table 8.2.1 continued from previous page				
13.0	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			
14.0	<i>deleted by 0121-2020/LPAT Order 2021 March 11</i>			

- NOTES:**
- (1) See also Article 2.1.2.1 of this By-law.
 - (2) See also Table 2.1.2.2.3 of this By-law.
 - (3) See also Table 2.1.2.2.1 of this By-law.
 - (4) See also Table 2.1.2.2.2 of this By-law.
 - (5) See also Subsection 2.1.17 of this By-law.
 - (6) *deleted by 0121-2020/LPAT Order 2021 March 11*
 - (7) See Article 8.2.1.1 of this By-law.
 - (8) See Article 8.2.1.2 of this By-law.
 - (9) See also Subsection 8.1.10 of this By-law
 - (10) See Table 8.1.10.1 of this By-law.
 - (11) See also Subsection 2.1.25.
 - (12) See Article 8.2.1.3 of this By-law.
 - (13) See also Subsection 2.1.29 of this By-law.
 - (14) See also Article 8.1.1.1 of this By-law.

- 8.2.1.1 For properties zoned E2 or E3, an **interior side yard** is not required where an **interior side lot line** abuts a railway right-of-way that includes a spur line. *(0018-2021)*
- 8.2.1.2 For properties zoned E2 or E3, a **rear yard** is not required where a **rear lot line** abuts a railway right-of-way that includes a spur line. *(0018-2021)*
- 8.2.1.3 For properties zoned E1, a one **storey** free-standing **building** or **structure** used for a **financial institution** shall not be permitted within 100.0 m of Hurontario Street. *(0191-2009/OMB Order 2010 May 05), (0018-2021)*