


BY-LAW 2024-19 - OFFICE CONSOLIDATION


9.4 PERMITTED USES AND ZONE STANDARDS

Permitted [uses](#) and [zone](#) standards are contained within the following tables:

9.4.1 EMP-GE (EMPLOYMENT - GENERAL EMPLOYMENT)

EMP-GE (EMPLOYMENT - GENERAL EMPLOYMENT)	
<p>9.4.1.1 Permitted Uses</p> <p>a) Industrial use (1) b) Business office (2) (4) c) Film studio d) Retail store (3) (5) e) Service and repair establishment (3) f) The following uses that legally existed on the lot on the date of the passing of this By-law: i) Restaurant (3) ii) Artist studio iii) Commercial school iv) Business office v) Motor vehicle repair and body shop vi) Crematorium vii) Asphalt plant (1) viii) Concrete batching plant (1) ix) Transport terminal (1) x) Outdoor storage use g) Any use not listed above that legally existed on the date this By-law was enacted by Council (6)</p>	<p>The Employment - General Employment (EMP-GE) zone applies to lands within the 'General Employment' designation shown on Map 3 of the Official Plan.</p> <p>The General Employment designation is characterized by large properties to accommodate single and multiple unit manufacturing, processing and warehousing uses and accessory office, retail or service uses. Consistent with the Official Plan, the preservation of this designation from incompatible and, or sensitive land uses and other non-industrial uses is of importance.</p>
	
Special Use Provisions	
<p>(1) Accessory outdoor storage is permitted however, shall not include the outdoor storage of livestock</p> <p>(2) This use is only permitted accessory to an industrial use provided that it is located within the same premises as the industrial use</p> <p>(3) This use is only permitted accessory to an industrial use and provided that it is located in the same premises as industrial use. This use shall not exceed the lesser of 500 square metres of gross</p>	

BY-LAW 2024-19 - OFFICE CONSOLIDATION

<p>floor area or a maximum of 15% of the gross floor area of the principal use. This use shall be physically separated by a wall from the primary industrial use</p> <p>(4) Medical offices and financial institutions are not permitted</p> <p>(5) Outdoor display and sales area is permitted</p> <p>(6) The expansion of an existing building, structure or use by no more than 10% of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below</p>				
9.4.1.2 Standards			Other Requirements	Refer to Section Number
A)	Minimum lot frontage	60.0 metres	Barrier-free access	Section 4.1
B)	Minimum lot area	0.4 hectares	Frontage on a street	Section 4.2
C)	Minimum front yard	6.0 metres	Phased Condominium Development	Section 4.3
D)	Minimum rear yard	9.0 metres (i)	Measurement of setbacks and yards	Section 4.4
E)	Minimum exterior side yard	3.0 metres	Sight triangles	Section 4.5
F)	Minimum interior side yard	3.0 metres (i) (ii)	Public Uses , activities, or Infrastructure permitted in all zones	Section 4.6
G)	Maximum height	21.0 metres	Uses prohibited in all zones	Section 4.7
Special Standards			Exceptions to height requirements all zones	Section 4.8.4
(i)	Increased to 15.0 metres if yard abuts a Residential or Mixed Use zone boundary		Outdoor display and sales area	Section 4.8.7
(ii)	Can be reduced to 0.0 metres if the building shares a dividing wall(s) with a building on an abutting lot , or if access is shared between neighbouring lots by a drive aisle or parking aisle		Encroachments into required yards	Section 4.8.8
			Temporary Tents	Section 4.9.3
			Accessory waste disposal areas	Section 4.9.4

BY-LAW 2024-19 - OFFICE CONSOLIDATION

	Motor Vehicle Maintenance Shop and Motor Vehicle Repair and Body Shop	Section 4.9.8
	General parking provisions	Section 5.2
	Non-residential parking requirements	Section 5.4
	Accessible parking space requirements	Section 5.6
	Electric vehicle parking requirements	Section 5.7
	Regulations for Loading Spaces	Section 5.8
	Bicycle parking space requirements	Section 5.9
	Accessory outdoor storage	Section 9.3.1
	Accessory buildings or structures	Section 9.3.2
	Accessory Industrial Equipment	Section 9.3.3
	Landscaping strip requirements	Section 9.3.4