

Part 8 | Employment Zones

8.1 Zone Names and Symbols

Table 8.1 – Employment Zones	
Zone Name	Zone Symbol
Employment Zones	
i) Prestige Employment	M1
ii) General Industrial	M2
v) Employment Mixed Use	M3
vi) Rural Industrial	M4

8.2 Permitted Uses

No person shall *erect, alter, enlarge, reconstruct, locate, or use any building or structure* in whole or in part, nor use any *lot* in whole or in part, for any purpose other than one or more of the following *permitted uses* denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row in Table 8.2.

Table 8.2 – Permitted Uses in the Employment Zones				
Use	M1	M2	M3	M4
Residential and mixed uses				
<i>Mixed-use building</i>			•	
Commercial uses				
<i>Bakery</i>		•	•	
<i>Building supply outlet</i>		•		•
<i>Catering establishment</i>				•
<i>Commercial recreation facility</i>				•
<i>Contractor’s facility</i>		•		•
<i>Convenience store</i>			•	
<i>Custom workshop</i>		•		•
<i>Dry cleaning plant</i>		•		•
<i>Equipment sales and rental establishment</i>		•		• (1)
<i>Farm implement dealer</i>		•		•
<i>Financial institution</i>			•	
<i>Fitness centre</i>			•	

Table 8.2 – Permitted Uses in the Employment Zones				
Use	M1	M2	M3	M4
<i>Fuel storage depot</i>				•
<i>Heavy manufacturing establishment</i>		•		•
<i>Heavy service shop</i>		•		•
<i>Hotel/ motel</i>			•	
<i>Industrial mall</i>		•		•
<i>Industrial use</i>		•		•
<i>Intermodal shipping yard</i>				•
<i>Laboratory</i>	•	•	•	•
<i>Licensed Marijuana Production Facility (2)</i>				•
<i>Light equipment/ machinery rental establishment</i>		•		•
<i>Light manufacturing establishment</i>	•	•		•
<i>Light service shop</i>	•			•
<i>Motor vehicle recycling</i>				•
<i>Motor vehicle repair shop/ garage</i>		•		• (1)
<i>Office</i>	•		•	
<i>Personal service shop</i>			•	
<i>Pharmacy</i>			•	
<i>Post-secondary institution</i>			•	
<i>Printing establishment</i>		•		•
<i>Propane dispensing station</i>				•
<i>Public service facilities</i>	•	•	•	•
<i>Pulp and paper mill</i>				•
<i>Recycling facility</i>				•
<i>Research and development</i>	•	•	•	•
<i>Restaurant</i>			•	
<i>Retail store</i>			•	
<i>Scrap yard</i>				•
<i>Self-storage establishment</i>		• (4)		•
<i>Shipping container (2)</i>				•
<i>Storage trailer (2)</i>				•
<i>Supermarket</i>			•	
<i>Transportation depot</i>				•

Table 8.2 – Permitted Uses in the Employment Zones				
Use	M1	M2	M3	M4
<i>Veterinary clinic</i>			•	•
<i>Warehouse</i>		•		•
<i>Wholesale establishment</i>		•		•
<i>Specified accessory uses</i>				
<i>Office</i>		• (3)		•
<i>Open/ outside storage (2)</i>		•		• (5)
<i>Outside display and sales area (2)</i>		•		
<i>Retail uses accessory to industrial uses (3)</i>		•		•
<i>Storage container (2)</i>		•		
<i>Showroom</i>		•		•

Footnotes for Table 8.2 Permitted Uses:

- (1) Only permitted on *lots* that are located east of Davis Road or Highway 58, south of Old Thorold Road and north of Beaverdams Road.
- (2) This *use* is subject to regulations outlined in Part 3- General Regulations.
- (3) Shall not exceed an area more than 25% of the *gross floor area* of the *primary use*.
- (4) Not permitted on *lots* that front onto McCleary Drive.
- (5) Not permitted on *lots* that are located east of Davis Road or Highway 58, south of Old Thorold Road and north of Beaverdams Road.

8.3 Lot, Building and Structure Requirements

The following requirements in Table 8.3 shall apply to every *lot, building and structure* in the applicable *zone*.

Table 8.3 Lot, Building and Structure Requirements in the Employment Zones				
Requirement	M1	M2	M3	M4
<i>Minimum Lot Area</i>	6,000.0 m ²	4,000.0 m ²	10,000 m ² (1 ha)	10,000 m ² (1 ha)
<i>Minimum Lot Frontage</i>	60.0 m	45.0 m	80.0 m	60.0 m
<i>Minimum Front Yard</i>	20.0 m <i>abutting</i> Merrittville Highway and 15.0 m in all other cases	10.0 m	20.0 m	20.0 m
<i>Minimum Rear Yard</i>	15.0 m	10.0 m	15.0 m <i>abutting</i> Highway 406 and 10.0 m in all other cases	6.0 m (1)
<i>Minimum Interior Side Yard</i>	6.0 m	6.0 m (1)	10.0 m	3.5 m (1)
<i>Minimum Exterior Side Yard</i>	15.0 m	6.0 m	20.0 m	6.0 m
<i>Minimum Landscape Open Space</i>	15%	10%	10%	10% (3)
<i>Minimum Width of Planting/ Buffer Strip along Street Frontage</i>	6.0 m	3.0 m	6.0 m	3.0 m
<i>Minimum Width of Planting/ Buffer Strip Abutting a Residential, Institutional, Open Space, Downtown Mixed Use or Employment Mixed Use Zone</i>	7.5 m	7.5 m	-	-
<i>Maximum Lot Coverage</i>	50%	50%	40%	15%
<i>Minimum Height</i>	-	-	3 storeys	-

Table 8.3 Lot, Building and Structure Requirements in the Employment Zones				
Requirement	M1	M2	M3	M4
Maximum <i>Height</i>	15.0 m or 4 <i>storeys</i> , whichever is less (2)	15.0 m	18.0 m or 6 <i>storeys</i> , whichever is less	15.0 m

Footnotes for Table 8.3:

- (1) The *minimum yard* shall be 10.0 m where *abutting a residential zone* or *existing residential use*.
- (2) *Buildings* that have *frontage* on both Schmon Parkway and Merrittville Highway are permitted to a maximum *height* of 18.0 m or 6 *storeys*, whichever is less.
- (3) *Lots fronting* on Thorold Stone Road or Beaverdams Road shall have a minimum of 25% *landscape open space*. The entire *road frontage* to a minimum depth of 6.0 m shall be *landscape open space*.