

SECTION 10 EMPLOYMENT ZONES

10.0 General Provisions

Within the Employment (EM) Zones, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed for the respective zoning categories in the columns of Section 10.1, subject to the applicable regulations in this section and Sections 4 (General Regulations) and 5 (Transportation Provisions) of this Zoning By-law.

10.1 Permitted Uses

In conformity with the Standard Regulations (10.2), General Regulations (10.3) and the applicable Special Regulations corresponding to the zoning category Sections 10.4 to 10.10.

Uses	Additional Regulations	EM-1 1	EM-2	EM-3 1	EM-4	EM-5	EM-6	EM-7	EM-8
Abattoir	10.5 e)			✓					
Advanced Technology		✓	✓		✓	✓	✓		✓ ¹²
Airport Storage, Maintenance and Operation Facility									✓
Airport Transportation Facility – Passenger and Cargo									✓
Airport Waste Processing Facility									✓
Airport Waste Transfer Facility									✓
Art Gallery							✓		✓
Auction Operation					✓		✓		
Automotive Sales, Rental and Service		✓	✓		✓		✓		✓ ¹¹
Automotive Sales Lot		✓	✓		✓		✓		
Automobile Service Station	3	✓	✓		✓	✓	✓		
Automobile Washing Establishment					✓	✓			✓
Banquet Hall/Event Centre					✓		✓		✓ ¹³
Beer, Wine, and Alcohol Manufacturing			✓			✓			
Body Shop	10.4 a)	✓	✓	✓	✓	✓			

Uses	Additional Regulations	EM-1 1	EM-2	EM-3 1	EM-4	EM-5	EM-6	EM-7	EM-8
Building or Lumber Supply Outlet		✓	✓		✓	✓	✓ ²		
Business Incubator		✓	✓		✓	✓	✓		✓
Bulk Fuel Storage Establishment									✓
Bulk Sales of Landscape Material (but not a Garden Centre or Nursery)					✓	✓			
Catering Service		✓	✓	✓	✓	✓	✓		✓
College/University					✓		✓		✓
Commercial Laundry			✓		✓	✓	✓		
Commercial Parking Facility									✓
Commercial Printing		✓	✓	✓	✓	✓	✓		
Commercial Recreation							✓		
Commercial/Trade School					✓		✓		✓
Commercial Wellness Facility – Indoors Only		✓ ⁴	✓ ⁴		✓		✓		✓
Communication Establishment		✓	✓	✓	✓	✓	✓	✓	✓
Commuter Passenger Railway Operation and Station		✓	✓		✓	✓	✓	✓	✓
Contractor's Office		✓	✓	✓	✓	✓	✓		
Contractor's Yard		✓	✓	✓	✓	✓			
Convenience Store	³	✓	✓		✓		✓		✓
Convention /Conference Centre							✓		✓
Courier Establishment					✓	✓	✓		✓
Custom Service Shop							✓		✓
Data Services							✓		✓
Distribution Operation		✓	✓	✓		✓			✓ ¹⁴
Emergency Services – Ambulance, Fire and Police	¹⁹	✓	✓		✓	✓	✓		✓
Farm Implement Sales Outlet		✓	✓	✓	✓				
Financial Establishment		✓ ⁴	✓ ⁴		✓		✓		

Uses	Additional Regulations	EM-1 1	EM-2	EM-3 1	EM-4	EM-5	EM-6	EM-7	EM-8
Garden Centre / Nursery Stock / Commercial Greenhouse				✓					
Gas Bar	3	✓	✓		✓	✓ ⁵	✓		✓ ¹⁵
Government Services		✓	✓		✓	✓	✓	✓	✓
Health Services Facility/Clinic	19	✓ ⁴	✓ ⁴		✓		✓		✓
Home Brewing Outlet					✓		✓		
Hospital							✓		
Hotel or Motel	4.25 ¹⁹				✓		✓		✓
Indoor Storage/Warehousing		✓	✓	✓	✓	✓	✓		✓ ¹²
Indoor Storage and Dismantle	6	✓	✓			✓			
Industrial Mall		✓ ⁷	✓ ⁷		✓	✓			✓ ¹²
Laboratory		✓	✓		✓	✓	✓		✓
Library							✓		
Light Industrial	3	✓	✓	✓	✓	✓	✓		✓ ¹²
Manufacturing		✓	✓	✓		✓			✓ ¹²
Microbrewery, Winery and Distillery	10.10 e) EM-8		✓		✓	✓	✓		✓ ¹⁶
Museum							✓		✓
Open Spaces/Parks		✓	✓	✓	✓	✓	✓	✓	✓
Office - Business, Professional, Commercial		✓ ⁴	✓ ⁴		✓	✓	✓	✓	✓
Other Permitted Uses that are Specific to an Employment Zone	9						✓	✓	✓
Place of Worship	19						✓		
Private Club/Lodge					✓	✓	✓		
Private Hall					✓		✓		✓
Private Power Generation Facility		✓	✓			✓			✓
Public Garage		✓	✓	✓	✓	✓			
Recreational Vehicle Sale and Rental					✓				
Renewable Energy System		✓	✓			✓			✓
Research and Development		✓	✓		✓	✓	✓		✓

Uses	Additional Regulations	EM-1 1	EM-2	EM-3 1	EM-4	EM-5	EM-6	EM-7	EM-8
Restaurant or Drive-Thru Restaurant		✓ ⁴	✓ ⁴		✓ ⁸		✓ ⁸	✓ ⁸	
Sales and Service of Garden Equipment		✓	✓	✓	✓				
Sales and Service of Industrial Equipment		✓	✓	✓	✓				✓ ¹²
Sales or Service of Large Machinery		✓	✓	✓		✓			✓ ¹²
Sales and Service of Small Engine Machinery					✓				✓ ¹²
Sales and Service of Trucks and Trailers with Limited Accessory Retail		✓	✓	✓	✓	✓	✓		
Sale of Farm Products	10.5 b)			✓					
Sawmill	10.4 a)	✓	✓	✓		✓			
Service, Repair or Rental Enterprise (not including Personal Services)		✓	✓	✓	✓	✓	✓		
Studio							✓		
Training Facility		✓	✓		✓	✓	✓		✓ ¹⁷
Transit Operation and Station		✓	✓		✓	✓	✓	✓	✓
Transportation Operation		✓	✓	✓		✓			
Transport Terminal									✓ ¹²
Truck Fuel Depot/Dispensing		✓	✓	✓		✓			✓ ¹²
Truck Wash			✓			✓			✓ ¹²
Veterinary Clinic or Office				✓	✓		✓		
Wholesale Outlet (Not Retail)		✓	✓	✓	✓	✓	✓		✓ ¹²
Accessory Uses:									
Buildings or Structures Accessory to the Foregoing Permitted Uses including Buggy Shelters	10.2 to 10.9	✓	✓	✓	✓	✓	✓	✓	✓ ¹⁸
Child Care	10.3 l) ¹⁹				✓		✓		✓
Offices accessory to a permitted employment zone use	10.2 to 10.9	✓	✓	✓	✓	✓	✓	✓	✓
Outdoor Storage	¹⁰ 10.4 to 10.9	✓	✓	✓	✓	✓			✓

Uses	Additional Regulations	EM-1 1	EM-2	EM-3 1	EM-4	EM-5	EM-6	EM-7	EM-8
Outdoor Display	¹⁰ 10.4 to 10.9	✓	✓	✓	✓	✓	✓		✓
Outdoor Patio	10.3 j)	✓	✓		✓		✓	✓	✓
Pharmacy Accessory to Health Service Facility	10.3 i)	✓	✓		✓	✓	✓		✓
Residential Unit	10.3 e), ¹⁹	✓	✓	✓	✓	✓	✓		
Retailing Accessory to a Building or Lumber Supply Outlet	10.3 k)	✓	✓		✓	✓	✓		
Retail or Wholesale Outlet or Showroom (Limited Accessory Retail)	10.3 d)	✓	✓	✓	✓	✓	✓		✓ ¹²
Reg. noted in the column above refers to other regulations in addition to the regulations in Section 10.3 and 10.4 below. ¹⁾ Uses in the EM-1 and EM-3 Zones shall be dry industrial uses only. ²⁾ Shall only be enclosed and shall not be an outdoor storage yard. ³⁾ Convenience Retail, limited to a maximum Gross Floor Area (GFA) of 300 square metres, may be part of a Gas Bar or Automotive Service Station. ⁴⁾ Permitted only within an Industrial Mall as defined in Section 3 and outlined in Section 10.4 a). ⁵⁾ Shall only be a truck fuel and dispensing depot and not a commercial gas bar. ⁶⁾ Shall not include heating, melting, burning, cooking, chemically treating or chemical altering process. ⁷⁾ See Section 10.4 a) which provides additional permission and limitation with respect to uses within an Industrial Mall. ⁸⁾ See the special regulations for the applicable employment zone for limitations related to restaurants. ⁹⁾ See the special regulations of the applicable zones which outlines additional permitted primary uses and associated provisions. ¹⁰⁾ See applicable zones special regulations related to outdoor storage and display. ¹¹⁾ Only the rental and service are permitted while automotive sales are prohibited. ¹²⁾ Shall be limited to aviation, aerospace and/or aeronautics uses only. ¹³⁾ Shall be limited to an Event Centre use only. ¹⁴⁾ Shall be limited to an Airport Logistics Facility only as defined in Section 3. ¹⁵⁾ A Gas Bar within the EM-8 Zones shall be limited to only those areas of the airport set aside to store and dispense fuel used in the ground vehicles such as automobiles, trucks, and airplane tugs. ¹⁶⁾ See Section 10.10 e) for additional regulations. ¹⁷⁾ See Section 10.10 b) for additional regulations. ¹⁸⁾ Not including buggy shelters. ¹⁹⁾ Notwithstanding anything contrary, where the (F), (FF), (FW), (SE) or (RBA) suffix is applied to a property or portion thereof within any Employment Zone, a use noted in Section 10.1 above with a Number 19 suffix shall only be permitted if a permit or written consent is obtained from the GRCA or in compliance with the corresponding Overlay Zone provisions in Section 15.									

10.2 Standard Regulations

The following regulations for the respective employment zones apply to all permitted uses listed in Section 10.1

Regulations	EM-1	EM-2	EM-3	EM-4	EM-5	EM-6	EM-7	EM-8
a) Minimum Lot Area (m²)								
i) Serviced	700	700	N/A	700	700	700	700	700
ii) Un-serviced	1390	1390	1390	1390	1390	N/A	1390	1390
b) Minimum Lot Width (m)								
i) Serviced	23	23	N/A	20	23	20	20	20
ii) Un-serviced	30	30	30	30	30	N/A	30	30

Regulations	EM-1	EM-2	EM-3	EM-4	EM-5	EM-6	EM-7	EM-8
c) Minimum Building Line (m) Setback – Front Wall	6							
d) Minimum Building Line (m) Setback – Flankage	4.5							
e) Minimum Side Yard (m) i) Total of 7.5 m with not less than 4.5 m on one side	✓		N/A	✓	N/A	N/A		
ii) 3 m on each side	N/A		✓	NA	✓		✓	
f) Minimum Rear Yard ¹ (m)	7.5							3
g) Buffer Strips	In conformity with the provisions of Section 4.11							N/A
h) Maximum Building Height (m)	15		12	15	30 ²	15 ²	3	
i) Maximum Lot Coverage (%)	50							N/A
j) Parking & Loading Requirements	In conformity with the provisions of Section 5							
All measurements in metric – liner measurements in metres (m) and floor/lot area measurements in square metres (m²). Gross Floor Area – GFA. 1. In the EM-1, EM-2, EM-4, EM-5 and EM-7 Zones, the rear yard setback adjacent to a railway is 1 metre. 2. In the EM-6 Zone, the maximum height is 30 metres or 8 storeys, whichever is less while the EM-7 Zone, the maximum height is 15 metres or 4 storeys, whichever is less. 3. Subject to Transport Canada – Region of Waterloo International Airport Zoning Regulations (i.e., Building, Structure and Vegetation Height) 4. In addition to the regulations in Section 10.2 and 10.3, Sections 10.4 to 10.10 has special provisions for the respective EM Zones.								

10.3 General Regulations

- a) Any use which is or may become obnoxious, offensive, or dangerous by reason of the presence, emission, or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-borne wastes is prohibited.
- b) The recycling of animal oil or waste products, a rendering plant, abattoir, or slaughterhouse is prohibited, except for the EM-3 Zone which permits an abattoir.
- c) The operation of a junk, scrap, wrecking or storage yard for used material of any kind is prohibited. This prohibition is not intended to prohibit the indoor storage and dismantling of items permitted in certain zones as outlined in Section 10.1.
- d) Limited Accessory Retail permitted as an accessory uses in Section 10.1 is a retail or wholesale outlet, or showroom for the display, rent and/or sale of only those goods manufactured, assembled, or produced on the premises and shall be limited to a maximum of 15% of the Gross Floor Area (GFA) of the industrial operation, which is measured by the area of the display area, plus a (1) metre aisle space around the display and includes all service counters. This provision does not apply to retail uses permitted within the EM-6, EM-7, and EM-8 zones as “Other Permitted that are Specific to an Employment Zone” as the applicable provisions for such retail uses are contained in Sections 10.8, 10.9 and 10.10, respectively.

- e) One (1) residential dwelling unit where permitted as an accessory use in Section 10.1 may be located within a main building containing a permitted use for the use of a guard, watchman or other person whose presence on the premises is required. Such dwelling unit shall be fully self-contained and have a minimum GFA of 17.5 square metres and a maximum GFA of 70 square metres, have a direct means of access by stairs and/or halls and have a water supply and sewage treatment system approved by the Waterloo Regional Health Unit or connected to the municipal services.
- f) Notwithstanding any other provisions in this Zoning By-law, more than one (1) main and/or accessory building shall be permitted on any lot within this Zone.
- g) Notwithstanding the Minimum Lot Area, Lot Width and Side Yard Setback for Serviced Lots in the Employment Zones, if the units within an existing building that are on full municipal services are being subdivided into separate and conveyable lots, then the Minimum Lot Area shall be 350 square metres, the Minimum Lot Width shall be 11 metres, the Shared Side Yard may be zero and the Interior Side Yard shall be 3.0 metres. Any new lot being created must have frontage on a public road, satisfy the Parking/Loading requirements in this By-law and have an appropriate Right-of-way(s) to allow legal access over an adjacent property(s) to an existing entrance/exit to a public road.
- h) The minimum setback of a service pump island for use dispensing fuel shall be 4.5 metres from lot line abutting a street or 15 metres from a corner of intersecting street lines, except the canopy structure shall be a minimum 3 metres from the street lot line. In addition, the minimum setback of associated storage tanks shall be 3 metres about any lot line.
- i) A pharmacy as accessory to a health service facility as permitted in Section 11.2 f) shall not exceed 50 square metres.
- j) A permitted restaurant, tavern/bar/pub use or hospitality area for a micro-brewery/ winery/ distillery may include an outdoor seating area (i.e., Outdoor Patio) as an accessory use and is subject to the following:
 - i) No Outdoor Patio shall be permitted within the yard where more than 1 lot line adjoins lands which are within a residential zone;
 - ii) No Outdoor Patio shall be located above the first storey floor elevation of the main building where the Outdoor Patio adjoins a residential zone unless the Outdoor Patio is a distance of a minimum of 30 metres from the boundary of the residential zone;
 - iii) An Outdoor Patio that is permitted within a side or rear yard shall be located a minimum of 1 metres from the lot line;
 - iv) An Outdoor Patio permitted within a front yard and/or flankage shall have a minimum 0 metre setback to the street line; and
 - v) An Outdoor Patio shall not encroach onto or impact a required parking space on the lands and shall be a minimum 3 metres away from any loading space and 1 metre away from any parking space, parking aisle or driveway.

- k) The retailing of hardware merchandise and supplies, and other complementary and associated items accessory to a Building or Lumber Supply Outlet as per Section 10.1 and the corresponding definition in Section 3, shall be limited to a maximum of 25% of the Gross Ground Floor Area of the Building or Lumber Supply Outlet, which is measured by the area of the display areas devoted to the hardware merchandise and supplies, and other complementary and associated items plus 1 metre aisle space depth around such display areas.
- l) A holding symbol (H) is hereby applied to Child Care use accessory to a permitted use within the EM-4, EM-6, or EM-8 Zones. Notwithstanding anything to the contrary, the holding symbol (H) means the lot is zoned with a holding provision that is related specifically to an accessory Child Care and shall not be removed until the following criteria are satisfied:
 - i.) For known or suspected contaminated lots as identified by the Region or the Chief Building Official, to obtain verification from the Region and or the Province of Ontario that the owner has completed a Record of Site Condition;
 - ii) To demonstrate compliance with the Provincial D-6 Guideline “Compatibility between Industrial Facilities and Sensitive Land Uses” where there are potential land use compatibility issues associated with existing, planned and or permitted employment uses in proximity to the proposed Child Care;
 - iii) To obtain Site Plan approval pursuant to Section 41 of the *Planning Act* that addresses accessibility and other land use compatibility issues between the proposed Child Care and any existing, planned and/or permitted employment uses; and
 - iv) Township Council removes the holding provision specifically on the lot that will contain the accessory Child Care.

10.4 Special Provisions for the EM-1 and EM-2 Zones

- a) In addition to the uses permitted in Section 10.1 within the EM-1 and EM-2 Zones, the following additional uses are allowed only within an Industrial Mall as defined in Section 3 being:
 - i) Financial Institution,
 - ii) Restaurant which shall not exceed a GFA of 250 square metres per unit, and
 - iii) Non-Accessory Professional and Business Office.
 Notwithstanding the above, if the Industrial Mall contains one or more of the uses noted in i) to iii) above, then a body shop and/or sawmill would be prohibited in the same Industrial Mall building.
- b) Outdoor storage may be located in a rear yard but shall not be located in any front yard or any required side yard, except for uses regulated by Section 4.9. Where the rear yard of the EM-1 or EM-2 Zones abut an Agricultural or Residential Zone, no outdoor storage or parking shall be permitted within 4.5 metres of the rear lot line.
- c) Notwithstanding any other provisions of this Zoning By-law, outdoor display and sales areas may be located in a front yard subject to the following:

- i) No outdoor display and sales area shall be located within 4.5 metres of any street line nor closer to any side lot line than the required side yard dimension abutting such lot line;
- ii) The total area of outdoor display and sales area shall not exceed twenty-five per cent (25%) of the total area of the front yard; and
- iii) Only goods or products manufactured, assembled, processed, or offered for sale or rent on the premises shall be displayed.

10.5 Special Provisions for the EM-3 Zone

- a) Notwithstanding the list of permitted uses in the EM-3 Zone, the following uses are prohibited:
 - i) Manufacturing of asbestos, phosphate, or sulphur products (not including fertilizer blending),
 - ii) Primary production of chemicals, synthetic rubber, plastic, or asphalt;
 - iii) Processing or refining of petroleum or coal,
 - iv) Tanning or chemical processing of pelts or leather,
 - v) Vulcanizing of rubber or rubber products,
 - vi) Stamping, blanking, or punch-pressing of metal within 150 metres of a residence not associated with an industrial operation, and
 - vii) Rendering operation.
- b) Notwithstanding Section 5, parking requirements for the sale of farm products permitted in the EM-3 Zone as per Section 10.2 shall be one space for each eight square metres of area used for retail sales.
- c) Outdoor storage may be located in a rear yard but shall not be located in any front yard or any required side yard except for uses in Section 4.9. Where the rear yard of the EM-3 Zone abuts an Agricultural or Residential Zone, no outdoor storage or parking shall be permitted within 4.5 metres of the rear lot line.
- d) Notwithstanding any other provisions of this Zoning By-law, outdoor display and sales areas may be located in a front yard subject to the following:
 - i) No outdoor display and sales area shall be located within 4.5 metres of any street line nor closer to any side lot line than the required side yard dimension abutting such lot line;
 - ii) The total area of outdoor display and sales area shall not exceed twenty-five per cent (25%) of the total area of the front yard; and
 - iii) Only goods or products manufactured, assembled, processed, or offered for sale or rent on the premises shall be displayed.
- e) An abattoir shall not be permitted within 150 metres of a residence not associated with an industrial operation.

10.6 Special Provisions for the EM-4 Zone

- a) Outdoor storage, which includes construction equipment/machinery (but not cars/small trucks) associated with a contractor's yard, may be located in a rear yard but shall not be located in any front yard or any yard adjacent to a Regional Road, except for uses regulated by Section 4.9.
- b) Outdoor display and sales area shall be permitted in the front yard, provided the total area used for outdoor display and sales area shall not exceed 25% of the total area of the front yard, shall not be located within 5.0 metres from a property line adjacent to a Regional Road and 3.0 metres from any other street line nor closer to any side lot line than the required side yard abutting such lot line and shall display only goods or products manufactured, assembled, processed or offered for sale or rent on the premises.
- c) A Free-Standing Restaurant/Drive Thru noted in Section 10.1 for the EM-4 Zones is limited to a total GFA of 600 square metres within the same, contiguous EM-4 zoned area shown on the applicable Schedule 'B' map attached to this Zoning By-law.
- d) The minimum GFA for a freestanding Office Building shall be 279 square metres.
- e) All main buildings on lots with frontage on a Regional Road shall be oriented to and have their front facade facing the Regional Road.

10.7 Special Provisions for the EM-5 Zone

- a) Notwithstanding the list of permitted uses in the EM-5 Zone, the following uses are prohibited:
 - i) Manufacturing of asbestos, phosphate, or sulphur products,
 - ii) Primary production of chemicals, synthetic rubber, plastic, or asphalt,
 - iii) Processing or refining of petroleum or coal,
 - iv) Tanning or chemical processing of pelts or leather,
 - v) Vulcanizing of rubber or rubber products,
- b) Outdoor Storage, which may be located in a rear yard but shall not be located in any front yard, except for uses regulated by Section 4.9.
- c) Outdoor display and sales area is permitted in the front yard, provided the total area used for outdoor display and sales area shall not exceed 25% of the total area of the front yard, shall not be located within 4.5 metres of any street line nor closer to any side lot line than the required side yard abutting such lot line and shall display only goods or products manufactured, assembled, processed, or offered for sale or rent on the premises.
- d) A metal stamping or punch pressing operation within the EM-5 Zone shall be located a minimum of 300 metres from a residential lot line, a minimum of 150 metres from an office building or a building within a commercial zone and a minimum of 100 metres from a building used for a Private Club.
- e) Minimum GFA for a freestanding Office Building shall be 279 square metres.

10.8 Special Provisions for the EM-6 Zone

- a) In addition to uses permitted within the EM-6 zone as outlined in Section 10.1 (i.e., Other Permitted Uses that are Specific to an Employment Zone) the following uses are permitted in accordance with the corresponding regulations.
 - i) A personal service, restaurant (not a drive thru) and/or retail establishment integrated with and ancillary to either or all of a business/professional office and/or health services facility/clinic and/or hotel or convention centre and/or government building and/or museum/art gallery and/or public recreation and/or college campus.
 - ii) That the ancillary retail, restaurant (including drive-thru), and/or personal service establishments integrated in a building containing uses noted in Sub-section i) above shall have a total maximum gross floor area, combined, of 15% of the total GFA of the building containing such uses.
 - iii) Notwithstanding Sub-section i) above, any lands within EM-6 Zone and adjacent to a EM-7 Zone (GO Station) as shown on the applicable Schedule 'B' map attached to this Zoning By-law may have free-standing ancillary retail, restaurant (including a drive-thru) and/or personal service establishment provided that the total land area devoted to these ancillary retail, restaurant and/or personal service establishment combined, including building, required parking, driveways, and loading as well associated landscaping areas, shall not exceed 15% of the total land area within the contiguous EM-6 zone adjacent to the EM-7 Zone.
 - iv) That the maximum unit size of each free-standing retail establishment, personal service, or restaurant establishments in Sub-section iii) above, is limited to a GFA of 300 square metres.
- b) Outdoor storage and/or display are prohibited except for sub-section c) below and Section 4.9.
- c) Notwithstanding Sub-section b) above, an automobile sales, service and rental permitted in Section 10.2 may have the outdoor display and sales area of vehicles, which shall be permitted in the front yard provided that outdoor display and sales area shall not be located within 5.0 metres from a property line adjacent to a Regional Road and 3.0 metres from any other street line nor closer to any side lot line than the required side yard abutting such lot line and shall display on the vehicles that are being sold or rented on-site.
- d) In addition to the 'Limited Accessory Retail' permitted in Section 10.3 d), 'Limited Accessory Retail' within the EM-7 Zone shall also mean a maximum of 15% of the GFA devoted to complimentary and associated retail items, which is measured by the area of the display areas, plus a 1 metre aisle depth space around the display area.
- e) That the minimum GFA for a freestanding office building shall be 279 square metres.
- f) The maximum GFA for a pharmacy accessory to a health services facility/clinic permitted in Section 10.2 shall be 50 square metres.
- g) All main buildings on lots with frontage on a Regional Road shall be oriented to and have their front facade facing the Regional Road.

10.9 Special Provisions for the EM-7 Zone

- a) In addition to uses permitted within the EM-7 zone as outlined in Section 10.2 (i.e., Other Permitted Uses that are Specific to an Employment Zone) the following uses are permitted in accordance with the corresponding regulations.
 - i) A personal service, restaurant (not a drive thru), financial institution and retail establishments integrated with and ancillary to a commuter railway station;
 - ii) A free-standing retail, restaurant (including drive thru), financial institution or personal service establishments integrated with and ancillary to a commuter railway operation; and
 - iii) Surface parking or parking structure in conjunction with a commuter passenger railway operation and station.
- b) Outdoor storage and/or display are prohibited.
- c) Notwithstanding Section 10.2 (Accessory Uses) and 10.3 e), an accessory residential unit is prohibited.
- d) Notwithstanding the setback provided in Section 10.3, the minimum setback of all buildings and structures to a lot line adjacent to a railway is zero.
- e) That the ancillary retail, restaurant (including drive thru), financial and/or personal service establishments integrated within the commuter railway station building as noted in Sub-section a) i) above shall have a total maximum GFA, combined, of 15% of the total gross floor area of the commuter railway station building.
- f) That the free-standing ancillary retail, restaurant (including a drive-thru), financial and/or personal service establishments as noted in Sub-section a) ii) above shall have a total maximum land area, combined, which includes the building, required parking, driveways, and loading, as well as associated landscaping areas, of 15% of the total land area within the contiguous EM-7 Zone.
- g) That the maximum unit size for a retail, restaurant, financial or personal service establishments noted in Sub-section a) i) and ii) above, shall be limited to a total GFA of 300 square metres.

10.10 Special Provisions for the EM-8 Zone

- a) In addition to uses permitted within the EM-8 zone as outlined in Section 10.2 (i.e., Other Permitted Uses that are Specific to an Employment Zone) the following uses are permitted in accordance with the corresponding regulations.
 - i) A personal service, restaurant (excluding a drive thru), financial institution and retail establishments integrated with and ancillary to a transport terminal for the purpose of serving its patrons/travellers;
 - ii) A free-standing retail, restaurant (excluding a drive thru), financial institution or personal service establishments integrated with and ancillary to an airport transportation facility – passenger and cargo for the purpose of serving its patrons/travellers; and
 - iii) Surface parking or parking structure in conjunction with an airport transportation facility – passenger and cargo and commuter passenger railway operation and station.
- b) Notwithstanding Section 10.1 (Accessory Uses) which prohibits a residential unit as an accessory use within the EM-8 Zone, a training facility may provide facilities for the temporary residential accommodation of its students as an accessory use.
- c) That the free-standing ancillary retail, restaurant (excluding a drive-thru), financial and/or personal service establishments as noted in Sub-section a) ii) above shall have a total maximum land area, combined, which includes the building, required parking, driveways, and loading, as well as associated landscaping areas, of 15% of the total land area within the contiguous EM-8 Zone.
- d) That the maximum unit size for a retail, restaurant, financial or personal service establishments noted in Sub-section a) i) and ii) above, shall be limited to a total GFA of 300 square metres.
- e) That a microbrewery, winery, and distillery shall only be located within a terminal building and shall not be located within a standalone building.