

Light Employment Zone

7.9 Light Employment (LE) Zone Regulations

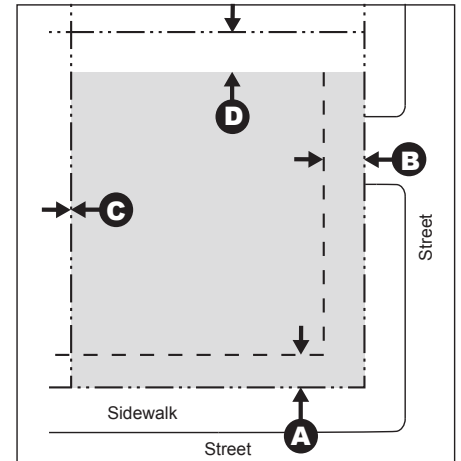
7.9.1 Uses Permitted

See Section 6.

7.9.1.1 Limited Retail Uses

Limited retail uses are permitted subject to the following regulations:

- i. the sales area is separated from the warehousing, storage, manufacturing or assembly area by a wall at least 2 metres in height;
- ii. there is no display of goods or *retail* sales within the warehousing, storage, manufacturing or assembly area;
- iii. the sales area does not occupy more than 40% of the area for warehousing, storage, manufacturing or assembly and the sales area is not greater than a 1,000 square metres;
- iv. the calculation of the area for warehousing, storage, manufacturing or assembly area shall exclude offices and common areas such as stairs, mechanical rooms and washrooms; and,
- v. the *limited retail uses* shall be located in the *first storey* of the building.



The grey represents potential building area. The internal dashed line represents the maximum yard.

7.9.2 Building Types Permitted and Related Standards

Building Type	Max. Floor Space Index	Min. Lot Frontage	Max. Front Yard and Flankage A B	Min. Front Yard and Flankage A B	Min. Sideyard Setbacks C	Min. Rear Yard Set-back D	Max. Height
<ul style="list-style-type: none"> • Office Building; • Employment Building 	3	15 m	24 m	3 m	3 m	7.5 m	15 storeys

Note: Notwithstanding the setbacks above the minimum setback for a yard abutting a residential zone shall be 10 m, unless the lot with the employment use is separated from the developable area in the residential zone by a street.

7.9.3 Permitted Yard Encroachments

See Section 4.21

7.9.4 Minimum Landscape Area

Minimum landscape area - 10 %

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7.9.5 Parking

7.9.5.1 Parking Standards

See Section 5

7.9.5.2 Heavy Vehicles

The parking of *heavy vehicles* is not permitted between any *building* and the *front lot line* or any *yard* abutting a *residential zone*.

7.9.6 Accessory Buildings and Structures

See Section 4.14

7.9.7 Performance Zone Categories – Light Employment (LE) Zone Regulations

7.9.7.1 Light Employment Performance (LE-1) Zone 1

In addition to the permitted *uses*, and *buildings* in the Light Employment (LE) *Zone*, a *commercial self storage use* shall be permitted in the Light Employment Performance (LE-1) *Zone 1* subject to the regulations of the LE *Zone*.

7.9.7.2 Light Employment Performance (LE-2) Zone 2

In addition to the permitted *uses*, *buildings* and *structures* in the Light Employment (LE) *Zone*, a *funeral home* shall be permitted in the Light Employment Performance (LE-2) *Zone 1* subject to the regulations of the LE *Zone*, provided that the the minimum *FSI* shall be 0.4, the maximum *height* of the *buildings* and *structures* shall be 3 *storeys*, and no parking shall be permitted between the front of the principal *building* and the *street*.