Town of New Tecumseth Zoning By-Law











September 2021





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Employment Zones Zoning By-law



3.6 Employment Zones

The employment zones have the following permitted uses:

EA1 Employment Area One Zone

Permitted Uses:

- Computer, Electronics and Data Processing Facilities
- Hotels, including Convention/Conference Facilities
- Industrial Uses Prestige)
- Manufacturing Facilities
- Medical Marijuana Production Facility
- Offices
- Printing and Associated Service Establishments
- Research and Development Facilities
- Service Industries
- Storage Facilities

Permitted ancillary uses:

- Child and Adult Day Care Facilities
- Convenience Retail Stores
- Recreational Facilities
- Restaurants
- Retail Uses limited to the sale of goods resulting from the operations of a permitted use
- Service Commercial Uses

EA2 Employment Area Two Zone

Permitted Uses:

- Auto-Oriented Uses
- Commercial Schools
- Computer, Electronics and Data Processing Facilities
- Contractor Facilities
- Industrial Uses General)
- Industrial Uses Prestige)
- Offices where included in a multi-tenant building containing another permitted use
- Printing and Associated Service Establishments
- Recreational Facilities
- Research and Development Facilities

Permitted ancillary uses:

- Child and Adult Day Care Facilities
- Convenience Retail Stores
- Offices
- Restaurants
- Retail Uses limited to the sale of goods resulting from the operations of a permitted use
- Service Commercial Uses



		EA1 Employment Area One	EA2 Employment Area Two
	Minimum lot area	-	-
GHT/GFA	Minimum lot frontage	30.0 m	45.0 m
	Lot coverage by all buildings	-	-
포		Maximum 20.0 m	
LOT SI E/BUILDING HEIGHT/GFA	Building height	However, buildings taller than 12.5 m shall be subject to the application of an angular plane, and no building shall exceed the height as defined by the angular plane.	Maximum 37.5 m
	Angular plane requirement	An angular plane is 45 degrees, measured 7.5 m above any rear lot line or any interior side lot line that abuts a LR or MR zone.	An angular plane is 45 degrees, measured 7.5 m above any rear lot line or any interior side lot line that abuts a sensitive land use or LR, MR, NC, or I zone.
	Gross floor area	All ancillary uses shall be a maximum of 20% of the gross floor area of the principal use s .	All ancillary uses shall be a maximum of 20% of the gross floor area of the principal use s .
	Front yard setback	Minimum 3.0 m	Minimum 3.0 m
YARDS/ACCESS	Interior side yard	Minimum 3.0 m, except where abutting a LR or MR zone, where the minimum interior side yard shall be 10.0 m	Minimum 3.0 m, except where abutting a LR or MR zone, where the minimum interior side yard shall be 15.0 m
	Exterior side yard	Minimum 3.0 m	Minimum 3.0 m
	Rear yard	Minimum 5.0 m, except where abutting a LR or MR zone, where the minimum rear yard shall be 10.0 m	Minimum 5.0 m, except where abutting a LR or MR zone, where the minimum rear yard shall be 15.0 m
PARKING/OPEN SPACE	Landscaped buffer	Required along any rear lot line and any interior side lot line abutting a LR, MR, HR, I or OS zone	Required along any rear lot line and any interior side lotline abutting a LR, MR, HR, I or OS zone
	Outside sales/rental area	The outside display of items for sale or rent shall not be permitted in any required setback and shall not be more than 30.0% of the site area and shall not comprise any of the site area required for parking.	The outside display of items for sale or rent shall not be permitted in any required setback and shall not be more than 20.0% of the site area and shall not comprise any of the site area required for parking.
	Open storage	-	Open storage is only permitted within a rear yard, and shall not be located closer than 20.0 m to a street.
			The height of any open storage element shall not exceed 3.0 m.
Impact mitigation		All permitted uses shall be subject to Provincial setback requirements to mitigate negative impacts, where applicable.	All permitted uses shall be subject to Provincial setback requirements to mitigate negative impacts, where applicable.

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