

## **SECTION 10          EMPLOYMENT (E) ZONES**

### **10.1          USES PERMITTED**

The following uses shall apply to Employment (E) Zones.

<b>Employment Zones Permitted Uses</b>	<b>E1  Service Employment</b>	<b>E2  General Employment</b>	<b>E-BP  Business Park</b>
<i>Adult Entertainment Parlour</i>		X <sub>(11)</sub>	
<i>Banquet Hall</i>	X		
<i>Body Rub Parlour</i>		X <sub>(11)</sub>	
<i>Clinic</i>	X		
<i>Commercial School</i>	X		
<i>Commercial Self Storage Facility</i>	X	X	
<i>Contractors Yard</i>		X	
<i>Convention Centre</i>	X		X
<i>Day Care Centre</i>	X		X <sub>(2)</sub>
<i>Day Centre, Adult; Day Centre, Intergenerational</i>			X <sub>(2)</sub>
<i>Dry Cleaning Distribution Station and Depot</i>	X		X <sub>(1)</sub>
<i>Dry Cleaning Establishment</i>	X	X	
<i>Equipment Sales and Rental Establishment</i>	X		
<i>Fitness Centre</i>	X <sub>(2)</sub>	X <sub>(2)</sub>	X
<i>Food Processing Establishment</i>	X	X	X
<i>Hotel/ Motel</i>			X
<i>Industrial uses</i>	X	X <sub>(7)(8)</sub>	X <sub>(3)</sub>
<i>Laundromat</i>	X		
<i>Medical Marijuana Production Use</i>			X <sub>(10)</sub>
<i>Motor Vehicle Body Shop</i>		X	
<i>Motor Vehicle Rental Establishment</i>	X	X	X <sub>(1)(5)</sub>
<i>Motor Vehicle Repair Garage</i>		X	
<i>Offices</i>	X	X	X
<i>Outdoor Display and Sales Area</i>		X	
<i>Pet Services</i>	X	X	

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<i>Private Park</i>	X	X	X
<i>Personal Service Shop</i>			X <sub>(1)(5)</sub>
<i>Place of Worship</i>		X	
<i>Printing, media and communications establishment</i>	X	X	X
<i>Club</i>	X <sub>(2)</sub>	X <sub>(2)</sub>	X <sub>(5)</sub>
<i>Recreation Centre</i>	X <sub>(2)</sub>	X <sub>(2)</sub>	
<i>Repair Shop</i>	X	X	
<i>Service Shop</i>	X	X	
<i>Research and Training Facility</i>	X		X
<i>Restaurant</i>			X <sub>(1)(5)</sub>
<i>Retail, Accessory</i>	X <sub>(6)</sub>	X <sub>(6)</sub>	X <sub>(1)(4)</sub>
<i>School, Private</i>	X		
<i>Theatre</i>			X <sub>(1)</sub>
<i>Transportation Terminals</i>	X		
<i>Warehouses</i>	X	X	X <sub>(9)(4)(12)</sub>

- (1) Permitted as an *Accessory Use* where the *Principal Use* is a *Hotel* or *Motel* if located inside the building and having the primary access from the lobby of the building.
- (2) Provided that no part of the building is used for *Industrial* uses or *Warehouses*.
- (3) Provided the use is conducted within wholly enclosed building.
- (4) Permitted as an *Accessory Use* where the *Principal Use* is *Industrial*.
- (5) Permitted as an *Accessory Use* within a building in which the *Principal Use* is an *Office*.
- (6) Where accessory retail is permitted in this By-law, the accessory retail area shall be wholly contained within an enclosed building, and shall not exceed 20% of the Gross Floor Area of the Premises or 200 m<sup>2</sup>, whichever is less.
- (7) Outside storage is a permitted accessory use, provided such storage is limited to side and/or *Rear Yards* of the building, screened from the street by a wall or closed board or masonry type fence no less than 2 metres in height and also provided that the main use is contained within a building located on the property.
- (8) Parking of commercial vehicles is permitted provided that such parking is limited to side and/or *Rear Yards* of the building.
- (9) Provided the *Warehouse* is more than 200 metres from Wellington Street and the King's Highway 404 corridor.
- (10) Subject to Section 10.7 of this By-law.
- (11) Subject to Section 10.8 of this By-law.
- (12) Permitted as *Principal Use* for Addison Hall Subdivision, E-BP(443),(444),(445),(446) & (447).