

Section 1001 – Heavy Industrial Zone (IH)

Provisions	Notes
Purpose The purpose of the Heavy Industrial Zone is to: • <i>Permit a wide range of industrial uses, including those which, by their nature, generate noise, fumes, odours, and are hazardous or obnoxious, in accordance with the Industrial and Logistics designation of the Official Plan.</i> • <i>Allow small-scale, ancillary uses to serve employees in the immediate vicinity.</i> • <i>Provide development standards that ensure industrial uses do not impact adjacent non-industrial areas.</i>	The Heavy Industrial Zone (IH) implements policies in Section 6.4 of the Official Plan for the Industrial and Logistics designation. The purpose of the Heavy Industrial Zone is to permit a wide range of industrial uses, including those which, by the nature of their operations, generate noise, fumes, and odours which are hazardous and/or obnoxious. This new zone replaces zone and subzone provisions from Section 201 and Section 202 of the current Zoning By-law 2008-250. Purpose statement modified in line with modified definition of “area of employment” in the <i>Planning Act</i>.
Permitted Uses (1) In the Heavy Industrial Zone, the following uses are permitted: • automobile body shop • automobile service station • cannabis production facility, indoor • catering establishment • crematorium • drive-through facility • emergency service • heavy equipment and vehicle sales, rental, and servicing • heavy industrial use • leaf and yard waste facility • light industrial use • research and development centre • storage yard • truck transport terminal • warehouse • waste processing and transfer facility	Subsection (1) – Initially carried forward from the Sections 201 and 202 of the current Zoning By-law 2008-250 and consolidated into a single zone, then modified in accordance with uses permitted in the revised definition of “area of employment” in the <i>Planning Act</i>. Cannabis production facility was also relocated to permitted uses for the second draft to carry forward existing permissions for the use in the Heavy Industrial Zone.
Conditional Uses (2) The following conditional uses are also permitted in the Heavy Industrial Zone, subject to each use not exceeding 300 square metres of gross floor area: • car wash • gas bar • micro-distribution facility • personal service business • place of assembly, limited to an employment-related use listed in subsection (1) • restaurant • training centre	Subsection (2) – Revised from Section 201(2) of the current Zoning By-law. Subsection (2) – Modified in accordance with uses permitted within the revised definition of “area of employment” in the <i>Planning Act</i>. Deleted from DRAFT 1 – subsections (4) and (5) concerning conditionally permitted uses have been deleted in accordance with the revised definition of “area of employment” in the <i>Planning Act</i>.
Zone Provisions (3) A sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25 per cent of the gross floor of the use to which it is accessory. (4) The provisions in Table 1001 apply in the Heavy Industrial Zone:	Subsection (3) – Carried forward from Section 201(4) of the current Zoning By-law 2008-250 with minor wording changes for the second draft to ensure the same provision is used

Table 1001 – Heavy Industrial Zone (IH) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m ²)		4,000
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		7.5
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	7.5
(e) Minimum exterior side yard setback (m)		7.5
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	7.5
(g) Maximum building height (m)		22
(h) Maximum lot coverage (%)		65
(i) Minimum width of landscaped area (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	7.5
	(ii) All other cases	3

for accessory sales and display areas in all zones.

Subsection (4) – Table 1001 – Revised from Section 201(3) of the current Zoning By-law 2008-250. The maximum floor space index has been removed and the maximum lot coverage has been added.

Section 1002 – Industrial and Logistics Zone (IL)

Provisions	Notes
Purpose The purpose of the Industrial and Logistics Zone is to: • <i>Permit a wide range of low to moderate impact, light industrial uses in accordance with the Industrial and Logistics designation of the Official Plan in locations that are intended to be the focus of warehousing and distribution operations.</i> • <i>Allow small-scale ancillary uses to serve employees in the immediate vicinity.</i> • <i>Provide development standards that ensure industrial uses do not impact adjacent non-industrial areas.</i>	The Industrial and Logistics Zone implements policies in Section 6.4 of the Official Plan for the Industrial and Logistics designation. This new zone replaces specific zone and subzone provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law 2008-250 for the IG – General Industrial Zone, IL – Light Industrial Zone, and IP – Business Park Zone. The IL1, IL2 and IL3 subzones have been deleted for the third draft. The smaller lot sizes in the IL1 zone have been used in the primary zone, so it is no longer necessary. The IL2 and IL3 subzones were intended to serve as a transition to Neighbourhoods, but this is the intention for the Mixed Industrial designation.
Permitted Uses (1) In the Industrial and Logistics Zone, the following uses are permitted: • automobile body shop • automobile service station • catering establishment • crematorium • drive-through facility • emergency service • heavy equipment and vehicle sales, rental, and servicing • light industrial use • research and development centre • storage yard • truck transport terminal • warehouse • waste processing and transfer facility	Subsection (1) – Initially revised from Sections 199(1)(a), 203(1)(a) and 205(1)(a) of the current Zoning By-law 2008-250, then modified in accordance with uses permitted in the revised definition of “area of employment” in the <i>Planning Act</i>.
Conditional Uses (2) The following conditional uses are also permitted in the Industrial and Logistics Zone, subject to each use not exceeding 300 square metres of gross floor area: • car wash • gas bar • micro-distribution facility • place of assembly, limited to an employment-related use listed in subsection (1) • restaurant • training centre (3) A cannabis production facility, indoor, is also permitted in the Industrial and Logistics Zone, subject to the gross floor area not exceeding 350 square metres.	Subsection (2) – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law 2008-250. Subsection (2) – Revised for the third draft to reflect in the uses permitted by the revised definition of “area of employment” in the <i>Planning Act</i>. Subsection (3) – Revised from Section 199(1)(a), 203(2)(f) and 205(2)(f) of the current Zoning By-law 2008-250. Deleted from DRAFT 1 – subsection (4) deleted in accordance with the revised definition of “area of employment” in the <i>Planning Act</i>.
Zone Provisions (4) A sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25 per cent of the gross floor of the use to which it is accessory.	Subsection (4) – Carried forward from Sections 199(4), 203(4) and 205(4) of the current Zoning By-law 2008-250.

(5) The provisions in Table 1002 apply in the Industrial and Logistics Zone:

Table 1002 – Industrial and Logistics Zone (IL) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m ²)	(i) Serviced	2,000
	(ii) Unserviced	4,000
(b) Minimum lot width (m)	(i) Serviced	No minimum
	(ii) Unserviced	50
(c) Minimum front yard setbacks (m)	(i) Serviced	3
	(ii) Unserviced	8
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) Where abutting any other Zone	3
(e) Minimum exterior side yard setback (m)	(i) Serviced	3
	(ii) Unserviced	8
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) Where abutting any other zone	3
(g) Maximum building height (m)	(i) Within 20m of a property line abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	11
	(ii) All other cases	22
(h) Maximum lot coverage (%)	(i) Serviced	65
	(ii) Unserviced	50
(i) Minimum width of landscaped area (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6, INZ Zone or street	3
	(ii) All other cases	No minimum

Subsection (5) – Table 1002 – Provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law 2008-250 have been harmonized to create the serviced IL – Industrial and Logistics provisions in the draft Zoning By-law.

Separate provisions are included that apply to lands that do not have municipal water or sewer services. The provisions for un-serviced lands are based on the RIL – Rural Industrial Zone provisions in Section 1307 of the draft Zoning By-law.

Section 1003 – Mixed Industrial Zone (IM)

Provisions	Notes
Purpose The purpose of the Mixed Industrial Zone is to: - Accommodate mixed light industrial uses in a business park setting, in accordance with the Mixed Industrial designation of the Official Plan. - Allow a variety of sizelimited service and retail uses that serve employees and nearby residents. - Provide development standards to ensure industrial uses do not impact adjacent non-industrial areas.	The Mixed Industrial Zone implements policies in Section 6.5 of the Official Plan for the Mixed Industrial designation. This new zone replaces specific zone and subzone provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law 2008-250 for the IG – General Industrial Zone, IL – Light Industrial Zone, and IP – Business Park Zone.
Permitted Uses (1) In the Mixed Industrial Zone, the following uses are permitted: - automobile body shop - automobile dealership - automobile service station - broadcasting and production studio - cannabis production facility, indoor - catering establishment - crematorium - data centre - emergency service - garden centre - government service centre - heavy equipment and vehicle sales, rental, and servicing - kennel - light industrial use - micro-distribution facility - parking garage - parking lot - research and development centre - warehouse	Subsection (1) – Revised from Sections 199(1)(a), 203(1)(a) and 205(1)(a) of the current Zoning By-law 2008-250 to implement policies in Section 6.5 of the Official Plan. Subsection (1) – Newly defined land use of ‘data centre’ has been added as a permitted use.
Conditional Uses (2) The following conditional uses are also permitted in the Mixed Industrial Zone: - animal care establishment - automobile rental establishment - car wash - gas bar - instructional facility - medical facility - personal service business - restaurant - retail store, limited to a convenience store or a retail food store - training centre Subject to the following: (a) each use must not exceed 300 square metres of gross floor area; and (b) the cumulative gross floor area of uses listed in subsection (2) on a lot must not exceed 3,000 square metres. (3) The following conditional uses are also permitted in the Mixed Industrial Zone, subject to each use not exceeding 3,000 square metres of gross floor area: - indoor entertainment facility - recreation and athletic facility (4) An office is also permitted in the Mixed Industrial Zone, subject to the gross floor area not exceeding 10,000 square metres.	Subsection (2) – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law. Subsection (3) – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law. Subsection (4) – New provision to implement Official Plan policy 3.5.12 that directs where major offices over 10,000 square metres should be located.

Zone Provisions

- (5) A sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25 per cent of the gross floor of the use to which it is accessory.
- (6) The provisions in Table 1003 apply in the Mixed Industrial Zone:

Table 1003 – Mixed Industrial Zone (IM) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m ²)		1,000
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		3
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) All other cases	3
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) All other cases	3
(g) Maximum building height (m)	(i) Within 20 m of a property line abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	11
	(ii) All other cases	22
(h) Maximum lot coverage (%)		65
(i) Minimum width of landscaped area (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6, INZ Zone or street	3
	(ii) All other cases	No minimum

Subsection (6) - Table 1003 – Provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law have been harmonized to create the IM – Mixed Industrial provisions in the draft Zoning By-law.

Section 1004 – Airport Transportation Zone (T1)

Provisions	Notes																								
Purpose The purpose of the Airport Transportation Zone is to: - Permit air transportation facilities and uses that support airport operations at and near the Carp Airport. - Permit a range of commercial and industrial uses that support passengers and employees at transportation facilities.	This section is revised from Section 208 of the current Zoning By-law 2008-250.																								
Permitted Uses (1) In the Airport Transportation Zone, the following uses are permitted: - airport - animal care establishment - bank - drive-through facility - gas bar - heavy equipment and vehicle sales, rental, and servicing - hotel - indoor entertainment facility - instructional facility - light industrial use - office - parking garage - parking lot - personal service business - place of assembly - post-secondary educational institution - research and development centre - restaurant - retail store - storage yard - training centre - truck transport terminal - warehouse	Subsection (1) – Revised from Section 208(4) of the current Zoning By-law 2008-250. Retail store has been simplified to “Retail store” where current zoning only limits it to “factory outlet store”. Animal care establishment, bank, drive-through facility and gas bar have been added as permitted uses for Draft 2.																								
Conditional Uses (2) One dwelling unit is permitted in the Airport Transportation Zone, provided that it is located on the same lot as and associated with an airport.	Subsection (2) – Revised from Section 208(4) in the current Zoning By-law 2008-250 to remove explicit reference to a caretaker or security guard as zoning cannot regulate who lives in a dwelling unit.																								
Zone Provisions (3) The provisions in Table 1004 apply in the Airport Transportation Zone: <table><tr><th colspan="2">Table 1004 – Airport Transportation Zone (T1) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>No minimum</td></tr><tr><td>(b) Minimum lot width (m)</td><td>No minimum</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>12</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>4.5</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>12</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td>(g) Maximum lot coverage (%)</td><td>50</td></tr><tr><td>(h) Minimum distance between buildings on the same lot (m)</td><td>10</td></tr><tr><td>(i) Minimum landscaped buffer where abutting Carp Road or any zone except for an RIL Zone (m)</td><td>10</td></tr><tr><td>(j) Minimum setback for a gasoline pump island or storage tank from an RR Zone (m)</td><td>150</td></tr></table>	Table 1004 – Airport Transportation Zone (T1) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m²)	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	12	(d) Minimum interior side yard setback (m)	4.5	(e) Minimum exterior side yard setback (m)	12	(f) Minimum rear yard setback (m)	7.5	(g) Maximum lot coverage (%)	50	(h) Minimum distance between buildings on the same lot (m)	10	(i) Minimum landscaped buffer where abutting Carp Road or any zone except for an RIL Zone (m)	10	(j) Minimum setback for a gasoline pump island or storage tank from an RR Zone (m)	150	Subsection (3) – Carried forward from Section 208(5), Table 208 of the current Zoning By-law 2008-250.
Table 1004 – Airport Transportation Zone (T1) Provisions																									
Zoning Mechanism	Provisions																								
(a) Minimum lot area (m²)	No minimum																								
(b) Minimum lot width (m)	No minimum																								
(c) Minimum front yard setback (m)	12																								
(d) Minimum interior side yard setback (m)	4.5																								
(e) Minimum exterior side yard setback (m)	12																								
(f) Minimum rear yard setback (m)	7.5																								
(g) Maximum lot coverage (%)	50																								
(h) Minimum distance between buildings on the same lot (m)	10																								
(i) Minimum landscaped buffer where abutting Carp Road or any zone except for an RIL Zone (m)	10																								
(j) Minimum setback for a gasoline pump island or storage tank from an RR Zone (m)	150																								

Section 1005 – Transportation Zone (T2)

Provisions	Notes
Purpose The purpose of the Transportation Zone is to: Permit rail transportation and inter-urban ground transportation facilities in the city, as well as conditional uses that support employees and the travelling public and enhance transportation facilities.	This section is revised from Section 209 and 210 of the current Zoning By-law 2008-250. Draft 1 of the new Zoning By-law contained a Section 1006 intended for bus depots; that section’s function has been merged back into this section.
Permitted Uses (1) In the Transportation Zone, the following uses are permitted: - bus depot - emergency service - government service centre - parking garage - parking lot - railway station	Subsection (1) – Revised from Section 209(1) of the current Zoning By-law 2008-250.
Conditional Uses (2) The following conditional uses are also permitted in the Transportation Zone, provided that they are located on the same lot as a permitted use listed in subsection (1): - automobile rental establishment - hotel - micro-distribution facility - personal service business - restaurant - retail store	Subsection (2) – Revised from Section 209(2) of the current Zoning By-law 2008-250. Hotel and micro-distribution facility have been added as conditional uses. These are compatible uses that support the travelling public and the function of the station. Section 209(2)(b) of the current Zoning By-law 2008-250 that requires conditional uses to be located in a train terminal has been removed. Accordingly, these uses will be permitted on the lot and not just within the terminal.
Zone Provisions (3) The provisions in Table 1005 apply in the Transportation Zone:	Subsection (3) – Revised to consolidate into a single and more permissive development standard.

Table 1005 – Transportation Zone (T2) Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m²)	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	No minimum
(d) Minimum interior side yard setbacks (m)	No minimum
(e) Minimum exterior side yard setback (m)	No minimum
(f) Minimum rear yard setback (m)	No minimum
(g) Maximum building height (m)	18
(h) Maximum floor space index	3
(i) Minimum landscaped buffer abutting a lot line (m)	3