

IG – General Industrial Zone (Section 199-200)

Purpose of the Zone

The purpose of the IG – General Industrial Zone is to:

- (1) permit a wide range of low to moderate impact, light industrial uses in accordance with the **Employment Area** designation of the Official Plan or, the **General Urban Area** designation where applicable;*
- (2) allow in certain **Employment Areas** or **General Urban Areas**, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Employment or **General Urban Area**, the general public in the immediate vicinity, and passing traffic;*
- (3) prohibit retail uses in areas designated as **Employment Area** but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product; and*
- (4) provide development standards that would ensure that the industrial uses would not impact on the adjacent non-industrial areas.*

199. In the IG Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections 199(3) to (5);

animal care establishment (By-law 2015-190)
animal hospital
automobile body shop
broadcasting studio
Cannabis Production Facility, contained within a building that is not a
greenhouse. (By-law 2019-222)
catering establishment
crematorium
drive-through facility
emergency service
garden nursery
heavy equipment and vehicle sales, rental and servicing
kennel
leaf and yard waste composting facility
light industrial uses
medical facility
office
park
parking garage
parking lot
personal brewing facility (By-law 2019-41)
place of assembly
printing plant
production studio
research and development centre
service and repair shop
storage yard
technology industry
training centre
truck transport terminal
warehouse
waste processing and transfer facility (non-putrescible) (By-law 2014-289)

- (2) The following uses are also permitted subject to:
- (a) the provisions of subsection 199(3) to (5);
 - (b) the cumulative total gross floor area for these uses not exceeding 2,999 m², and (OMB Order #PL080959, issued September 18, 2009)
 - (c) each use not exceeding 300 square metres of gross floor area;

animal care establishment
automobile dealership
automobile rental establishment
automobile service station
bank
bank machine
bar (By-law 2018-171)
car wash
convenience store
gas bar
instructional facility
personal service business
post office
recreational and athletic facility
restaurant (By-law 2019-338)

- (d) a bar
- (i) must be ancillary to a permitted brewery, winery or distillery; and,
 - (ii) may not have a gross area exceeding the lesser of:
 - (1) 300 m², or
 - (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

Zone Provisions

- (3) The zone provisions are set out under Table 199 below.

TABLE 199 - IG ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		1,000 m ²
(b) Minimum lot width		No minimum
(c) Maximum lot coverage		65%
(d) Minimum front yard and corner side yard		3 m
(e) Minimum interior side yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone	15 m
	(ii) all other cases	3 m
(f) Minimum rear yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone	15 m
	(ii) all other cases	3 m
(g) Maximum floor space index		2, unless otherwise shown on the zoning maps
(h) Maximum building height	(i) within 20 metres of a property line abutting a residential zone	11 m
	(ii) in all other cases	22 m, unless otherwise shown on the zoning maps or schedules
(i) Minimum width of landscaped area	(i) abutting a residential or institutional zone	3 m
	(ii) abutting a street	3 m
	(iii) in all other cases	No minimum

- (4) Accessory **display and sales area** must be within the same building as the use to which it is accessory and must not exceed 25% of the gross floor area of that use.
- (5) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking, Queuing and Loading Provisions.

IG SUBZONES

200. In the IG Zone, the following subzones apply:

IG1 Subzone

- (1) In the IG1 Subzone:
 - (a) the following uses are prohibited:
 - animal care establishment**
 - automobile body shop**
 - automobile dealership**
 - automobile rental establishment**
 - kennel, see Part 3, Section 84**
 - (b) the following uses are also permitted:
 - amusement center**
 - amusement park**
 - (c) the provisions of subsections 199(3)(c), (e) and (f) do not apply and the provisions set out in Table 200A below apply.

TABLE 200A – IG1 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Maximum lot coverage		80%
(ii) Minimum interior side yard	1. uses listed in subsection 199(1) abutting a residential zone	7.5 m
	2. all other cases	3 m
(iii) Minimum rear yard	1. uses listed in subsection 199(1) abutting a residential zone	7.5 m
	2. all other cases	3 m

IG2 Subzone

- (2) In the IG2 Subzone:
 - (a) the uses listed in Section 199 (2) do not apply, and only the following uses are permitted, subject to Section 199 (2) (a), (b), and (c):

bank
 bank machine
drive through facility
gas bar
 post office
restaurant (By-law 2019-338)

- (b) the provisions of subsection 199(3) do not apply and the provisions set out in Table 200B below apply.

TABLE 200B – IG2 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum lot area		1 300 m ²
(ii) Minimum lot width		30 m
(iii) Minimum lot depth		45 m
(iv) Maximum lot coverage		50%
(v) Minimum front yard and corner side yard	1. from Hazeldean Road	15 m
	2. from Terry Fox Drive	12 m
	3. from other streets	7.5 m
(vi) Minimum interior side yard		6 m
(vii) Minimum rear yard	1. from Hazeldean Road	15 m
	2. from Terry Fox Drive	12 m
	3. from other streets	7.5 m
(viii) Minimum width of landscaped area abutting residential and commercial		3 m
(ix) Maximum building height		13.5 m, unless otherwise shown on the zoning maps or schedules
(ix) Maximum floor space index		0.5, unless otherwise shown on the zoning maps

- (b) the following provisions also apply:
- (i) outdoor storage area must not exceed 50% of the lot area;
 - (ii) outdoor storage area must be located in the rear yard only;
 - (iii) overnight outdoor storage of automobile parts and accessories is prohibited;
- and

- (iv) the parking, storage or salvaging of derelict motor vehicles on the property is prohibited.

IG3 Subzone

- (3) In the IG3 Subzone:
 - (a) The following uses listed in Section 199(2) are prohibited:
 - animal care establishment**
 - automobile dealership**
 - automobile rental establishment**
 - bank machine**
 - post office**
 - recreational and athletic facility (By-law 2008-326)**

IG4 Subzone

- (4) In the IG4 Subzone:
 - (a) the uses listed in Section 199 (2) do not apply, and only the following uses are permitted, subject to Section 199 (2) (a), (b), and (c):
 - animal care establishment
 - automobile dealership**
 - automobile rental**
 - instructional facility**
 - recreational and athletic facility**
 - restaurant**

IG5 Subzone

- (5) In the IG5 Subzone:
 - (a) the following uses, listed in paragraph 199 (2) are prohibited:
 - animal care establishment**
 - automobile dealership**
 - car wash**
 - convenience store**
 - gas bar (OMB Order #PL080959 issued March 18, 2010)**

IG6 Subzone

- (6) In the IG6 Subzone
 - (a) the following use is also permitted:
 - place of assembly**
 - (b) the following uses are prohibited:

animal care establishment
animal hospital
automobile body shop
automobile dealership
automobile rental establishment
automobile service station
car wash
convenience store
crematorium
gas bar
heavy equipment and vehicle sales, rental and servicing
hotel
instructional facility, unless it is limited to computer training
personal brewing facility (By-law 2019-41)
personal service business
restaurant
 truck transport terminal (OMB Order #PL080959 issued March 18, 2010)

- (c) the provisions of Section 100(1)(c) do not apply;
- (d) provision (g) in Table 199 regarding maximum floor space index does not apply;
- (e) the provisions of subsections 199 (3)(a), (b), (c), (d), (e) and (f), do not apply and the provisions set out under Table 200C below apply;

TABLE 200C - IG6 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	4 000 m ²
(ii) Minimum lot width	45 m
(iii) Minimum front yard and corner side yard	12 m
(iv) Minimum interior side yard and rear yard	7.5 m
(v) Maximum lot coverage	45%

IG7 Subzone

- (7) the uses listed in Section 199 (2) do not apply, and only the following uses are permitted, subject to Section 199 (2) (a), (b), and (c):

amusement centre
automobile service station
instructional facility
recreational and athletic facility
restaurant (OMB Order #PL080959 issued March 18, 2010)