

## IH – Heavy Industrial Zone (Section 201-202)

### Purpose of the Zone

*The purpose of the IH – Heavy Industrial Zone is to:*

- (1) 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 **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.*

**201.** In the IH Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsections 201(3) to (5);

animal care establishment (By-law 2015-190)  
**animal hospital**  
**automobile body shop**  
**automobile service station**  
**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**  
**heavy industrial uses**  
kennel, *see Part 3, Section 84*  
**leaf and yard waste composting facility**  
**light industrial uses**  
**office**  
**parking garage**  
**parking lot**  
**personal brewing facility** (By-law 2019-41)  
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** (By-law 2014-289)

- (2) The following uses are also permitted subject to:
- (a) the provisions of subsections 201(3) to (5);
  - (b) the cumulative total gross floor area for these uses not exceeding 2,999 m<sup>2</sup>; (OMB Order #PL080959, issued September 18, 2009)
  - (c) each use not exceeding 300 square metres of gross floor area; and
  - (d) the provisions of subsection 201(2)(c) above not applying to amusement centre and recreational and athletic facility;

**amusement centre**  
**animal care establishment**  
**bank**  
 bank machine  
**bar** (By-law 2018-171)  
**car wash**  
**convenience store**  
**gas bar**  
**instructional facility**  
**personal service business**  
**place of assembly**  
 post office  
**recreational and athletic facility**  
**restaurant** (By-law 2019-338)

(e) a **bar**

- (i) must be ancillary to a permitted brewery, winery or distillery; and,
- (ii) may not have a gross floor area exceeding the lesser of:
  - (1) 300m<sup>2</sup>, 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 201 below.

**TABLE 201 - IH ZONE PROVISIONS**

<b>I ZONING MECHANISMS</b>		<b>II PROVISIONS</b>
(a) Minimum lot area		4,000 m <sup>2</sup>
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard		7.5 m
(d) Minimum interior side yard and rear yard	(i) uses listed under Section 201(1) abutting a residential or institutional zone	15 m
	(ii) all other cases	7.5 m
(e) Maximum floor space index		2
(f) Maximum building height		22 m
(g) Minimum width of landscaping	(i) abutting a residential or institutional zone	7.5 m
	(ii) in all other cases	3 m

- (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 gross floor area.
- (5) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking, Queuing and Loading Provisions.

## **IH SUBZONES**

**202.** In the IH Zone, the following subzones apply:

### **IH1 Subzone**

- (1) In the IH1 Subzone:
  - (a) the following additional uses to Section 201(1) are permitted:
    - automobile dealership**
    - automobile rental establishment**
    - medical facility**
    - place of assembly**
  - (b) the uses listed in Section 201 (2) do not apply, and only the following uses are permitted, subject to Section 201 (2) (a), (b), (c) and (d):
    - car wash**
    - instructional facility**
    - personal service business**
    - recreational and athletic facility**
    - restaurant, fast-food** (OMB Order #PL080959 issued March 18, 2010)
    - restaurant, full service**
    - restaurant, take out**