

IP – Business Park Industrial Zone (Section 205-206)

Purpose of the Zone

The purpose of the IP – Business Park Industrial Zone is to:

- (1) *accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting, in accordance with the **Enterprise Area** designations of the Official Plan or, the **Employment Area** or the **General Urban Area** designation where applicable;*
- (2) *allow in certain **Enterprise** 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 **Enterprise, Employment** or **General Urban Area**, the general public in the immediate vicinity, and passing traffic;*
- (3) *prohibit retail uses in areas designated as **Enterprise 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;*
- (4) *prohibit uses which are likely to generate noise, fumes, odours, or other similar obnoxious impacts, or are hazardous; and*
- (5) *provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial areas.*

205. In the IP Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections 205(3) to (6);

automobile dealership
automobile rental establishment
broadcasting station
day care
drive-through facility
emergency service
hotel
light industrial uses
medical facility
office
personal brewing facility (By-law 2019-41)
place of assembly
printing plant
production studio
research and development centre
service and repair shop
technology industry
training centre
warehouse

(2) The following additional uses are permitted subject to:

- (a) the provisions of subsections 205(3) to (6);
- (b) the cumulative total gross floor area for these uses not exceeding 2,999 m²; (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 205(2)(c) not applying to **recreational and athletic facility** and **park**;

animal care establishment
animal hospital
automobile service station
bank
bank machine
bar (By-law 2018-171)
car wash
convenience store
gas bar
instructional facility
park
personal service business
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) 300m², or
 - (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

- (f) **Cannabis Production Facility**, limited to 350 m² gross floor area and contained within a building that is not a greenhouse. (By-law 2019-222)
 - (g) a place of worship is permitted subject to:
 - (i) The provisions of Subsections 205(3) to (6);
 - (ii) maximum gross floor area: 1000 m²;
 - (iii) not being located within the Airport Operating Influence Zone in Schedule 6. (By-law 2019-449) (By-law 2020-299)
- (3) The zone provisions are set out in Table 205 below.

TABLE 205 - IP ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		750 m ²
(b) Minimum lot width		No minimum
(c) Maximum lot coverage		55%
(d) Minimum front yard and corner side yard		6 m
(e) Minimum interior side yard	(i) abutting a residential or institutional zone	6 m
	(ii) all other cases	3 m
(f) Minimum rear yard		6 m
(g) Maximum floor space index		2, unless otherwise shown on the zoning maps
(h) Maximum building height	(i) within 20 m from a residential or institutional zone	11 m
	(ii) in all other cases	22 m, or as shown otherwise by a suffix or on a schedule
(i) Minimum width of landscaping	(i) abutting a residential or institutional zone	3 m; may be reduced to one metre if a 1.4 metre high opaque screen is provided
	(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 gross floor area.
- (5) Except in the case of the storage of motor vehicles associated with an automobile dealership and automobile rental establishment, outdoor storage is prohibited. (By-law 2017-302)

- (6) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.

IP SUBZONES

206. In the IP Zone, the following subzones apply:

IP1 Subzone

- (1) In the IP1 Subzone:
- (a) the uses listed in Section 205 (2) do not apply, and only the following uses are permitted, subject to Section 205 (2) (a), (b), and (c):
- animal care establishment (By-law 2015-190)
 - animal hospital**
 - bank**
 - bank machine
 - instructional facility**
 - payday loan establishment** (By-law 2017-302)
 - personal service business**
 - post office
 - recreational and athletic facility**
 - restaurant** (OMB Order #PL080959 issued March 18, 2010)
- (b) the following uses are prohibited:
- automobile dealership**
 - hotel**

IP2 Subzone

- (2) In the IP2 Subzone:
- (a) the uses listed in Section 205 (2) do not apply, and only the following uses are permitted, subject to Section 205 (2) (a), (b), and (c):
- animal care establishment (By-law 2015-190)
 - animal hospital**
 - automobile service station**
 - car wash**
 - instructional facility**
 - personal service business**
 - post office
 - recreational and athletic facility**
 - restaurant** (OMB Order #PL080959 issued March 18, 2010)

IP3 Subzone

- (3) In the IP3 Subzone:
- (a) the following uses are prohibited:

animal care establishment (By-law 2015-190)
animal hospital
convenience store
instructional facility
personal service business
 post office
restaurant, full service
restaurant, take-out

- (b) the provisions of subsections 205(3)(a), (b), (d), (e) and (f), do not apply and the provisions set out under Table 206A below apply;

TABLE 206A - IP3 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

IP4 Subzone – Kanata South Business Park

- (4) In the IP4 Subzone:
- (a) the following uses are prohibited:
- automobile dealership**
automobile rental establishment
automobile service station
hotel (By-law 2017-302)
- (b) The following uses are permitted:
- restaurant, full-service**
instructional facility (By-law 2017-302)
- (c) The following additional uses are permitted subject to a maximum gross floor area of 300 m² for an individual occupancy, and a cumulative gross floor area of 750 m² per lot:
- catering establishment
restaurant, fast food
restaurant, take out (OMB Order #PL080959 issued March 18, 2010) (By-law 2017-302)
- (d) the provisions of subsections 205(3)(a),(b),(c),(d),(e) and (f), do not apply and the provisions set out under Table 206B below apply. (By-law 2017-302)
- (e) drive-through facility is only permitted in association with a permitted use when the permitted use is located within a building containing other permitted uses. (OMB Order #PL080959 issued March 18, 2010) (By-law 2017-302)

TABLE 206B - IP4 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 building height	22 m

IP5 Subzone

(5) In the IP5 Subzone:

(a) the following uses are prohibited:

bank
bank machine
convenience store
instructional facility
medical facility
personal service business
place of assembly
post office
recreational and athletic facility

(b) office is limited to a total gross floor area of 5,500 square metres;

(c) the provisions of subsections 205(3)(a), (b), (d), (e) and (f), do not apply and the provisions set out under Table 206C below apply;

TABLE 206C - IP5 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

IP6 Subzone – Kanata North Business Park

- (6) In the IP6 Subzone:
- (a) the following use is also permitted:
place of assembly
 - (b) the following uses are prohibited:
animal care establishment
animal hospital
automobile dealership
automobile rental establishment
car wash
convenience store
drive-through facility
gas bar
hotel
instructional facility, unless it is limited to computer training
personal brewing facility (By-law 2019-41)
personal service business
restaurant
 - (c) the provisions of Section 100(1)(c) do not apply
 - (d) provision (g) in Table 205 regarding maximum floor space index does not apply
 - (e) the provisions of subsections 205(3)(a), (b), (c), (d), (e) and (f), do not apply and the provisions set out under Table 206D below apply;

TABLE 206D - IP6 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%

IP7 Subzone

- (7) In the IP7 Subzone:
- (a) the following uses only are permitted:
day care
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
office
research and development centre
technology industry (By-law 2010-354)

- (b) the following uses are also permitted subject to:
 - (i) the provisions of subsections 205(2)(b) and (c) not applying;
 - (ii) being located in the same building as a use permitted under subsection 206(7)(a) above;
 - (iii) the cumulative total gross floor area they occupy not exceeding 20% of the lot area;

bank
 bank machine
car wash
convenience store
instructional facility
personal service business
 post office
recreational and athletic facility
restaurant (By-law 2019-338)

- (c) drive-through facility is only permitted in association with the uses 206(7)(b) and only when these uses are located in the same building as a use permitted under clause 206(7)(a) above. (By-law 2010-354) (OMB Order #PL080959 issued March 18, 2010)

IP8 Subzone

- (8) In the IP8 Subzone:
 - (a) the following uses are also permitted:

artist studio
golf course;

- (b) the following uses are prohibited:

animal hospital
animal care facility
automobile service station
bank
 bank machine
car wash
convenience store
gas bar
hotel
medical facility
personal service business
 post office
place of assembly
recreational and athletic facility (OMB Order #PL080959 issued March 18, 2010)

- (c) the provisions of subsections 205(3) (b),(d), (e) and (f), do not apply and the provisions set out under Table 206E below apply;

TABLE 206E - IP8 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
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(i) Minimum lot width	60 m
(ii) Minimum front yard and corner side yard	12 m
(iii) Minimum interior side yard and rear yard	8 m

IP9 Subzone

- (9) In the IP9 Subzone:
- (a) the following uses are prohibited:
- animal care establishment**
 - animal hospital**
 - automobile dealership**
 - automobile rental establishment**
 - bank**
 - bank machine**
 - convenience store**
 - hotel**
 - instructional facility**
 - medical facility**
 - personal service business**
 - post office (OMB Order #PL080959 issued March 18, 2010)
- (b) the provisions of subsections 205(3)(a) to (f) do not apply and the provisions set out under Table 206F below apply;

TABLE 206F - IP9 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	2,000 m ²
(ii) Minimum lot width	30 m
(iii) Minimum lot coverage	45%
(iv) Minimum front yard and corner side yard	12 m
(v) Minimum interior side yard and rear yard	8 m

IP10 Subzone

- (10) In the IP10 Subzone:
- (a) the following uses only are permitted:

community health and resource centre
day care
hotel
light industrial uses
medical facility
office
 printing plant
production studio
research and development centre
service and repair shop
technology industry

- (b) the uses listed in Section 205 (2) do not apply, and only the following uses are permitted, subject to Section 205 (2) (a), (b), and (c):

drive-through facility (OMB Order #PL080959 issued March 18, 2010)
park
personal service business
 post office
recreational and athletic facility
restaurant, full service
restaurant, take out

- (c) the following uses are additionally permitted provided they are ancillary and are an integral part of a medical clinic or community health and resource centre:

residential care facility
retirement home

TABLE 206G – IP10 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	3,000 m ²
(ii) Minimum lot width	30 m
(iii) Minimum lot coverage	35%
(iv) Minimum yard setbacks	10 m
(v) Minimum landscaped area	15% of lot area including a minimum 6.1 m landscaped width abutting a public street and Regional Road 174

IP11 Subzone – Hospital Lands (By-law 2008-420)

- (11) In the IP11 Subzone:

- (a) Subsections 205(1) and (2) do not apply, and only the following uses are permitted:

day care
emergency service
 hospital
medical facility
office
post-secondary educational facility
production studio
research and development centre
technology industry
training centre

and the following provisions apply:

- (b) uses must not be obnoxious, offensive or dangerous by reason of the presence or emission of odour, dust, smoke, noise, fumes, vibrations, bright light, radiation, refuse matter or water-carried waste;
- (c) subsection 205(5) does not apply and all storage areas must be located within the principal use building, and all access to storage areas must be screened from view;
- (d) a minimum of 40% of the total area of the lands shown as Areas A, B and C on Schedule 123 must be landscaped area;
- (e) a landscaped area with a minimum width of three metres is required along all property lines;
- (f) clauses 206(11)(d) and (e) apply as though the total area of the lands shown on Schedule 123 is one lot;
- (g) 600, 630, 800 and 850 Peter Morand Crescent are considered to be one lot for by-law purposes;
- (h) parking must be provided for all uses at the rate of one space per 100 square metres of gross floor area;
- (i) parking may be located anywhere in the IP11 subzone;
- (k) the road right-of-way is not included in calculating zoning provisions;
- (l) the provisions of subsections 205(3) and (4) do not apply and the provisions set out in Table 206G below apply;

TABLE 206G – IP11 SUBZONE PROVISIONS (By-law 2008-420)

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot width (m)	No minimum
(ii) Minimum lot area (m ²)	No minimum
(iii) Minimum front yard setback	7.5 m
(iv) Minimum rear yard setback	7.5 m
(v) Minimum interior side yard setback	7.5 m
(vi) Minimum corner side yard setback	7.5 m
(vii) Minimum width of landscaped area along all lot lines	3.0m

I ZONING MECHANISMS	II PROVISIONS
(viii) Maximum floor space index	2.0

IP12 Subzone – Hospital Lands (By-law 2008-420)

- (12) In the IP12 Subzone:
- (a) Subsections 205(1) and (2) do not apply, and only the following uses are permitted:
- day care**
 - emergency service**
 - medical facility**
 - office**
 - production studio**
 - research and development centre**
 - technology industry**
 - training centre**
- and the following provisions apply:
- (b) parking rates must be provided for a research and development centre at the rate of 2 spaces per 100 m² of gross floor area;
- (c) the minimum rear yard setback for the land known municipally as 1785 Alta Vista Drive is 3 metres;
- (d) subsections 205(3) and (4) do not apply, and the provisions set out under Table 206H below apply:

TABLE 206H – IP12 SUBZONE PROVISIONS (By-law 2008-420)

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot width (m)	No minimum
(ii) Minimum lot area (m ²)	No minimum
(iii) Minimum front yard setback	7.5 m
(iv) Minimum rear yard setback	7.5 m
(v) Minimum interior side yard setback	7.5 m
(vi) Minimum corner side yard setback	7.5 m
(vii) Maximum height: -within 12m of an R1, R2 or R3 zone -other cases	15m No maximum
(viii) Minimum width of landscaped area along all lot lines	3.0m

IP13 Subzone

- (13) In the IP13 Subzone:

- (a) the following are additional permitted uses: automobile body shop, broadcasting studio, catering establishment, garden nursery, parking garage, parking lot, personal service business, recreational and athletic facility, service and repair shop.
- (b) despite Section 205(2)(c) a maximum gross floor area for each of the uses listed in Section 205(2) is 700 square metres.
- (c) despite Section 205(2)(b) a maximum cumulative total gross floor area for the uses listed in Section 205(2) must not exceed 4,000 square metres.
- (d) despite Table 205 (e)(ii) the minimum interior side yard setback is 4 metres.(By-law 2014-368)

IP14 - Subzone

(14) In the IP14 Subzone:

- (a) Only the following uses under 205(1) and (2) are permitted:

medical facility
office
research and development centre
technology industry
training centre
hotel

- (b) The following additional uses are permitted subject to:

- (i) being located in the same building as a use listed under clause 206 (14)(a), and the gross floor area not exceeding more than 40 per cent of the building:

animal hospital
artist studio
bank
bank machine
cinema
community health and resource centre
convenience store
day care
emergency service
funeral home
instructional facility
personal service business
place of assembly
post office
recreational and athletic facility
restaurant
service and repair shop
theatre (By-law 2019-338)

- (c) Retail food store and retail store are permitted uses subject to:

- (i) Being located on the ground floor of another permitted use and
- (ii) Only permitted once 8000 square metres of gross floor area of medical facility, office, research and development centre, technology industry, training centre, or hotel, or a combination thereof, have been located within the IP14 subzone.

(d) the provisions of Table 205 do not apply and the provisions set out under Table 206I below apply.

(e) IP14 subzone provisions:

TABLE 206I – IP14 SUBZONE PROVISIONS (By-law 2015-369)

I ZONING MECHANISMS		II PROVISIONS
(i) minimum front and corner side yard setbacks	1. all cases	No minimum
(ii) Minimum interior side yard	1. where the interior side yard abuts a park or where a building is greater than 11 m in height	3 m
	2. all other cases	1.5 m
(iii) Minimum rear yard setback	1. all cases	6 m
Maximum floor space index		No maximum

- (f) where the building height is greater than four storeys, but less than or equal to 12 storeys, at and above the fourth storey a building must be setback a minimum of 2 metres more than the provided setback from the front and corner side lot lines;
- (g) where the building height is greater than 12 storeys, at and above the sixth storey a building must be setback a minimum of 2 metres more than the provided setback from the front and corner side lot lines;
- (h) where the building height is greater than six storeys or 20 metres, whichever is the lesser, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2000 square metres of gross floor area;
- (i) the minimum separation distance between portions of a building above four storeys is 23 metres;
- (j) the minimum separation distance between portions of a building above nine storeys is 30 metres;
- (k) The minimum building height is two storeys;
- (l) the area of the wall of the first storey facing the street must have a minimum of 50 per cent of the façade consisting of transparent glazing;
- (m) primary entrance door is required to face the front or corner side lot line;
- (n) no person may park a motor vehicle:
 - (i) in a front yard;
 - (ii) in a corner side yard; or
 - (iii) in the extension of a corner side yard into a rear yard. (By-law 2015-369)