

Part 11 – Industrial Zones (Sections 199-206)

The information contained in this part covers the zones applied to the urban and suburban areas of the City in accordance with the industrial land use designations of the Official Plan, and includes the IP-Business Park, IL-Light Industrial, IG- General Industrial and IH-Heavy Industrial Zones.

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

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)

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 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 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) 300m², 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

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		4,000 m ²
(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**

IL – Light Industrial Zone (Section 203-204)

Purpose of the Zone

The purpose of the IL – Light Industrial Zone is to:

- (1) *permit a wide range of low impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting, 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 on individual pads 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;*
- (4) *prohibit uses which are likely to generate noise, fumes, odours, or are hazardous or obnoxious; 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.*

203. In the IL Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections 203(3) to (6);
 - animal care establishment (By-law 2015-190)
 - animal hospital**
 - automobile dealership**
 - automobile rental establishment**
 - broadcasting studio**
 - catering establishment**
 - day care**
 - drive-through facility**
 - emergency service**
 - heavy equipment and vehicle sales, rental and servicing
 - light industrial uses**
 - medical facility**
 - municipal service centre**
 - office**
 - park**
 - parking garage**
 - parking lot**
 - personal brewing facility** (By-law 2019-41)
 - place of assembly**
 - post office
 - printing plant**
 - production studio**
 - research and development centre**
 - service and repair shop**
 - technology industry**
 - training centre**
 - truck transport terminal
 - warehouse
- (2) The following uses are also permitted subject to:
 - (a) the provisions of subsections 203(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 203(2)(c) above not applying to **amusement centre, amusement park and recreational and athletic facility;**

animal care establishment
amusement centre
amusement park
automobile service station
bank
 bank machine
bar (By-law 2018-171)
car wash
convenience store
gas bar
instructional facility
personal service business
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 203(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)

Zone Provisions

- (3) The zone provisions are set out under Table 203 below.

TABLE 203 - IL ZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(a) Minimum lot area	2,000 m ²
(b) Minimum lot width	No minimum
(c) Maximum lot coverage	65%
(d) Minimum front yard and corner side yard setback	7.5 m

I ZONING MECHANISMS		II PROVISIONS
(e) Minimum interior side yard setback	(i) for uses listed in subsection 203(1) abutting a residential or institutional zone	15 m
	(ii) all other cases	7.5 m
(f) Minimum rear yard setback	(i) for uses listed in subsection 203(1) abutting a residential or institutional zone	15 m
	(ii) abutting hydro or railway right-of-way	3.5 m
	(iii) all other cases	7.5 m
(g) Maximum floor space index		2
(h) Maximum building height	(i) within 20 metres of a residential zone	11 m
	(ii) in all other cases	18 m
(i) Minimum width of landscaped area	(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, Queuing and Loading Provisions.

IL SUBZONES

204. In the IL Zone, the following subzones apply:

IL1 SUBZONE – Kanata Town Centre Area, Hearst Way

- (1) In the IL1 Subzone:
 - (a) Sections 203 (1) and (2) do not apply and the following uses only are permitted.
 - light industrial uses
 - printing plant
 - recreation and athletic facility (By-law 2008-462)
 - (b) The following additional uses are permitted subject to:

- (i) the cumulative total of the following uses not exceeding a total gross floor area of 5,500 square metres in any one building:

broadcasting studio
medical facility
office
 post office
production studio
research and development centre

- (c) **a retail store** is permitted subject to:
 - (i) the total cumulative gross floor area of all retail stores in the IL1 subzone not exceeding 10,000 square metres;
 - (ii) being contained in a building having a minimum gross floor area of 2,800 square metres, but not more than 4,700 square metres; and
 - (iii) no more than two retail stores being located in any one building.
- (d) the provisions of Section 203(3), with the exception of (g), do not apply and the provisions set out in Table 204A below apply:

TABLE 204A – IL1 SUBZONE PROVISIONS

ZONING MECHANISMS	I	II	ZONING PROVISIONS
(i) Minimum Lot Area			4000 square metres
(ii) Minimum Lot Width			45 metres
(iii) Maximum Lot Coverage			45% of lot area
(iv) Minimum Front and Corner Side Yard Setback			9 metres
(v) Minimum Rear Yard Setback			7.5 metres
(vi) Minimum Interior Yard Setback			4.5 metres
(vii) Maximum Principal Building Height, including accessory structures			13.5 metres

- (e) In addition to the provisions of Section 55, the following provisions shall apply to accessory buildings:
 - (i) Any building or structure larger than 18 square metres in gross floor area or coverage shall be considered a principal building; and
 - (ii) No accessory building shall be permitted closer than 3 metres to a lot line.

IL2 SUBZONE

- (2) In the IL2 Subzone:
 - (a) the uses listed in Section 203 (2) do not apply, and only the following uses are permitted, subject to Section 203 (2) (a), (b), (c) and (d):

**animal care establishment
instructional facility
recreational and athletic facility
restaurant**

IL3 SUBZONE – Morrison Drive

- (3) In the IL3 Subzone:
- (a) the following uses are also permitted subject to:
 - (i) they being located in a building containing one or more of the permitted uses of the IL3 subzone, other than a full-service restaurant,
 - (ii) there being no visible indication of the use from the exterior of the building,
 - (iii) access being only possible from within the building, and
 - (iv) The cumulative gross leasable floor area they occupy not exceeding 10% of the permitted gross leasable floor area or 280 square metres, whichever is greater;fast-food restaurant
take-out restaurant (By-law 2009-392)
 - (b) the following uses are prohibited:
animal care establishment (By-law 2015-190)
animal hospital
automobile dealership
automobile rental establishment
 - (c) loading facility must not abut Morrison Drive;
 - (d) the provisions of subsection 203(3)(h) do not apply and the following maximum building heights apply:
 - (i) 23 metres for a building with **office** as a principal use; and
 - (ii) 11 metres in all other cases.
 - (e) (Deleted as per By-law 2009-302)

IL4 SUBZONE

- (4) In the IL4 Subzone:
- (a) the uses listed in Section 203 (2) do not apply, and only the following uses are permitted, subject to Section 203 (2) (a), (b), (c) and (d):
amusement centre
instructional facility
recreational and athletic facility
restaurant (OMB Order #PL080959 issued March 18, 2010)

IL5 SUBZONE – Palladium Drive

- (5) In the IL5 Subzone:

- (a) the following uses are prohibited:
 - animal care establishment**
 - animal hospital**
 - amusement centre**
 - amusement park**
 - automobile dealership**
 - automobile rental establishment**
 - automobile service station**
 - car wash**
 - catering establishment**
 - convenience store**
 - gas bar**
 - instructional facility**
 - parking garage**
 - parking lot**
 - personal brewing facility (By-law 2019-41)**
 - personal service business**
 - recreational and athletic facility**
- (b) - restaurant, full service must be in a building containing one of the permitted uses in subsection 203(1); and
- (c) the provisions of subsection 203(3)(d) do not apply and the front yard and corner side yard must be at least 12 metres.

IL6 SUBZONE – South of Highway 417, west of Terry Fox Drive

- (6) In the IL6 Subzone:
 - (a) the following uses are also permitted subject to:
 - (i) **retail store** being limited to the sales of appliances, furniture, floor covering, paint and wall coverings, doors, windows, building materials supplies, plumbing supplies, electrical supplies, heating and cooling supplies, kitchen and bathroom cabinets and fixtures, specialty tools, garden supplies and any products directly related to the foregoing;
 - hotel**
 - retail store**
 - (b) the following uses are prohibited:
 - animal care establishment**
 - animal hospital**
 - amusement centre**
 - amusement park**
 - automobile dealership**
 - car wash**
 - catering establishment**
 - convenience store**
 - gas bar**
 - instructional facility**
 - parking garage**
 - parking lot**
 - personal brewing facility (By-law 2019-41)**

- (c) the provision of subsections 203(2)(b) and (c) do not apply to the following uses:
hotel
recreational and athletic facility
restaurant
retail store, as set out under subsection 204(6)(a) above
- (d) the provisions of subsection 203(3)(d) in so far as it pertains to the front yard do not apply and the minimum front yard must be at least 12 metres.

IL7 SUBZONE – Kanata Town Centre Area, Terry Fox/Campeau Intersection

- (7) In the IL7 Subzone:
 - (a) the following additional uses are permitted:
hotel
retail store being limited to the sale of appliances, furniture, floor covering, paint and wall coverings, doors, windows, building materials supplies, plumbing supplies, electrical supplies, heating and cooling supplies, kitchen and bathroom cabinets and fixtures, specialty tools, garden supplies and any products directly relating to the foregoing;
 - (b) any portion of any yard that is not covered by a permitted building, structure, parking or loading area, approach, or other similar permitted purpose shall be devoted to landscaped open space;
 - (c) section 203(2)(a), (b) and (c), and (4) do not apply to the uses permitted in Section 203 (2)(d);
 - (d) for a retail store:
 - (i) the maximum gross floor area is 4,999 m²;
 - (ii) with a minimum gross floor area of 1,858 m² and a maximum gross floor area of 4,999 m², there are no limitations on the types of products sold, except that supermarket and department store uses are prohibited. (By-law 2008-462)
 - (e) where two or more retail stores are located on the same lot, the minimum gross floor area does not apply and the maximum gross floor area is 10,000 m² until such time as the Kanata Regional Shopping Centre located in the Kanata Town Centre develops to 50,000 m² in gross floor area. When this threshold has been met, the maximum gross floor area is 35,000 m²;
 - (f) minimum width of landscaped area abutting a residential zone or separated by a street from a residential zone is 9m.
 - (g) maximum gross floor area of 5500 m² is permitted for office use that is the primary use of the lot; (By-law 2010-307) (By-law 2008-462)
 - (h) the provisions of Section 203(3) do not apply and the provisions set out in Table 204B below apply:(By-law 2010-307)

TABLE 204B – IL7 SUBZONE PROVISIONS

I ZONING MECHANISMS	II ZONING PROVISIONS
(a) Minimum Lot Area	4000 square metres
(b) Minimum Lot Width	45 metres
(c) Minimum Front and Corner Side Yard Setback	12 metres
(d) Minimum Rear Yard Setback	7.5 metres
(e) Maximum Lot Coverage	55%
(f) Maximum Building Height	13.5 m

- (i) for a shopping centre and retail store the provisions of Section 203(3) do not apply and the provisions set out in Table 204C below apply: (By-law 2010-307)

TABLE 204C – IL7 SUBZONE PROVISIONS

I ZONING MECHANISMS	II ZONING PROVISIONS
(a) Minimum Lot Area	0.81 hectares
(b) Minimum Lot Width	i) Shopping Centre 60 metres ii) Retail Store 45 metres
(c) Minimum Front and Corner Side Yard Setback	12 metres
(d) Minimum Interior Side Yard and Rear Yard Setback	i) Shopping Centre 12 metres ii) Retail Store 7.5 metres
(e) Maximum Lot Coverage	45%
(f) Maximum Building Heights	9 metres or a maximum of 1 storey except for a mezzanine which can be used for administrative office purposes, storage, and other similar uses.

- (j) for a shopping centre and retail store the maximum gross floor area per development hectare, which includes all lands zoned for shopping centre and retail store, is 2,298 square metres. (By-law 2010-307)

IL8 SUBZONE - Small Scale Light Industrial Subzone

- (8) In the IL8 Subzone:
(a) the following uses are prohibited:

automobile dealership
automobile rental establishment
 automobile service station
 car wash
 gas bar
 parking garage
 parking lot

- (b) the provisions of subsection 203(3) do not apply and the provisions set out in Table 204D below apply:

TABLE 204D – IL8 SUBZONE PROVISIONS	
I ZONING MECHANISMS	II ZONING PROVISIONS
(i) Minimum Lot Area	1000 square metres
(ii) Minimum Lot Width	No minimum
(iii) Minimum Front and Corner Side Yard Setback	3 metres
(iv) Minimum Interior Side Yard and Rear Yard Setback	(i) for uses listed in subsection 203(1) abutting a residential or institutional zone- 7.5 metres (ii) all other cases - 3 metres
(v) Maximum Lot Coverage	80%
(vi) Maximum Building Heights	(i) within 20 metres of a residential zone - 11 metres
	(ii) in all other cases - 18 metres
(vii) Minimum Width of Landscaped Area	(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

IL9 SUBZONE – South Merivale Business Park

- (9) In the IL9 Subzone:
- (a) Despite section 203(1), the following uses are permitted:

day care
hotel
instructional facility
light industrial uses
medical facility
office
park
place of assembly, limited to a convention facility
research and development center
technology industry
training centre
warehouse associated with a permitted use

- (b) Despite the list of uses in section 203(2), the following uses are conditionally permitted subject to:
- (i) being located within a building containing one or more of the uses listed in 203(9)(a);
 - (ii) the total cumulative gross floor area for these uses not exceeding 25% of the lot area; and
 - (iii) each use not exceeding 300 square metres of gross floor area.
- bank
 bank machine
 convenience store
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
 personal service business
 post office
 recreational and athletic facility
restaurant (OMB Order #PL080959 issued March 18, 2010)
retail store, limit to a business supply store (By-law 2019-338)
- (c) vehicular access from Queen Anne Crescent and Merivale Road is prohibited
- (d) the provisions of subsection 203(3) do not apply and the provisions set out in Table 204E below apply:
- (e) drive-through facility is only permitted in association with the uses in 204(9)(b) and only when these uses are located within a building containing one or more of the uses listed in 204(9)(a). (OMB Order #PL080959 issued March 18, 2010)

TABLE 204E – IL9 SUBZONE PROVISIONS

I ZONING MECHANISMS	II ZONING PROVISIONS
(i) Minimum Lot Area	3,000 square metres
(ii) Minimum Lot Width	50 metres

(iii) Minimum Front, Corner Side, and Rear Yard Setback	i) abutting a residential zone separated by a street – the yard opposite the residential zone must be 15 metres, or 1.4 times the height of the building less one-half the width of the street, whichever is the greater.
	ii) all other cases – 6 m
(iv) Maximum Lot Coverage	60%
(v) Maximum Building Heights	22 metres
(vi) Maximum floor space index	2
(vii) Minimum width of landscaped area around a parking lot	No minimum
(viii) Minimum Width of Landscaped Area	1. abutting a street - 3 m
	2. in all other cases - no minimum

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
--------------------------------	--------------------------

(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)

