

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