

SECTION 42 *

HEAVY INDUSTRIAL (HI) ZONE

42.1 GENERAL PURPOSE OF THE HI ZONE

This Zone provides for and regulates industrial uses which are noxious and which should be separated from sensitive land uses. More general industrial uses will not be permitted in this Zone.

42.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure or be erected or used, or cause or permit any land to be used, in any HI Zone variation for any use other than the following uses:

1) HI1

The following are permitted uses in the HI1 Zone variation:

- a) Armaments, munitions and explosive manufacturing industries;
- b) Manufacturing and assembly industries;
- c) Processed goods industries;
- d) Raw materials processing industries;
- e) Storage depots;
- f) Terminal centres;
- g) Transport terminals;
- h) Warehouse establishments;
- i) Waste treatment facilities;
- j) Residential and other source recycling facility;(Z.-1-031144)
- k) Specialized recycling facility;(Z.-1-031144)
- l) In-Vessel composting facility; and (Z.-1-031144)
- m) Channel composting facility; (Z.-1-031144)
- n) Impounding Yard; (Z.-1-223025)
- o) Tow Truck Business. (Z.-1-223025)

2) HI2

The following are permitted uses in the HI2 Zone variation:

- a) Automobile body shops;
- b) Automobile repair garages;
- c) Building or contracting establishments;
- d) Sale of vehicles reconditioned in association with 42.2(2)(a) and 42.2(2)(b);
- e) Impounding Yard; (Z.-1-223025)
- f) Tow Truck Business. (Z.-1-223025)

3) HI3

The following are permitted uses in the HI3 Zone variation:

- a) Any use permitted in the HI2 Zone variation;
- b) Impounding yards;
- c) Salvage yards;
- d) Tow Truck Business. (Z.-1-223025)

4) HI4

The following area permitted uses in the HI4 Zone variation:

- a) Construction and demolition recycling facility; (Z.-1-031144)
- b) Windrow composting facility. (Z.-1-031144)

42.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any HI Zone variation except in conformity with the

regulations as set out below and in Table 42.3.

1) **GROSS FLOOR AREA (MAXIMUM)**

The maximum gross floor area for any individual use permitted in various HI Zone variations shall be as follows:

- a) Total gross floor area for retail sales accessory to a salvage yard: 1 000 m² (10,763.9 ft.)

2) **RECYCLING AND COMPOSTING FACILITIES**

A Certificate of Approval from the Ministry of the Environment must be obtained prior to the establishment of a recycling or composting facility, if required. (Z.-1-031144)

42.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard HI Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 42.2 and/or Section 42.3 shall apply.

a) HI1 Zone Variation

HI1(1) 16035 Robin's Hill Road

a) Additional Permitted Use

- i) Waste Transfer Station, subject to the following restrictions:
- a. Limited to transfer of medical and pharmaceutical waste;
 - b. Limited to the existing building;
 - c. Maximum Gross Floor Area of 600m²; and
 - d. Outdoor storage shall be prohibited.
- (Z.-1-202892)

HI1(2) 2060 Jetstream Road

a) Regulations

- i) Lot Frontage 45.3 metres (148.6 feet)
(Z.-1-233104)

b) HI2 Zone Variation

c) HI3 Zone Variation

HI3(1)

a) Permitted Uses:

- i) Dwelling units ancillary to the main uses for persons required to live on the premises for security or maintenance purposes.
(Z.-1-93174)

HI3(2)

a) Regulations:

- i) Lot Frontage (Minimum) 57 metres (187 feet)
(Z.-1-97493)

HI3(3)

a) Permitted Use:

- i) Salvage yard with an associated auction establishment.
(Z.-1-021003)

d) HI4 Zone Variation

HI4(1)

Not in force

HI4(2)

a) Permitted Use:

i) Construction and demolition recycling facility.
(Z.-1-061500)

TABLE 42.3
HEAVY INDUSTRIAL (HI) ZONE
REGULATIONS FOR HI ZONE VARIATIONS

Column	A		B	C	D	E
Line 1	ZONE VARIATIONS		HI1	HI2	HI3	HI4
2	PERMITTED USES		See Section 42.2(1)	See Section 42.2(2)	See Section 42.2(3)	See Section 42.2(4)
3	LOT AREA (m ²) MINIMUM		4 000			10 000
4	LOT FRONTAGE (m) MINIMUM		75.0			
5	FRONT & EXTERIOR SIDE YARD DEPTH (m) MINIMUM		1.5m minimum			
6	INTERIOR SIDE YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	60.0	40.0	40.0	90.0
7		ABUTTING A NON-RESIDENTIAL ZONE	1.2m per 3.0m of main building height or fraction thereof, for buildings between 0.0-29.9m in height. 12.0m minimum for buildings 30.0m to 50.0m in height. (Z.-1-172594)			
8	REAR YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	60.0	40.0	40.0	90.0
9		ABUTTING A NON-RESIDENTIAL ZONE	10.0 (Z.-1-97525)	1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof, but in no case less than 4.5 metres (14.8 feet)		30.0
10	YARD REQUIREMENT ADJACENT TO A RAILWAY LINE OR SPUR LINE		0.0			
11	LANDSCAPED OPEN SPACE (%) MINIMUM		5	10	5	5
12	LOT COVERAGE & OPEN STORAGE COMBINED (%) MAXIMUM		95 (Deleted and replaced by Z.-1-223025)			
13	HEIGHT (m) MAXIMUM	ABUTTING A RESIDENTIAL ZONE	24.0 **	12.0 **	12.0 **	24.0 **
		ABUTTING A NON-RESIDENTIAL ZONE	50.0m **(Z.-1-172594)			
14	GROSS FLOOR AREA FOR SPECIFIC USES (m ²) MAXIMUM		See Section 42.3(1)			

Column "D" (GI3 Zone) inserted by Z.-1-031144

(* Z.-1-051390)

** Lands within the approach, outer, or transitional surface(s) of the London International Airport are subject to the London Airport Zoning Regulations, chapter 93 of the

Aeronautics Act. (Z.-1-172594)