

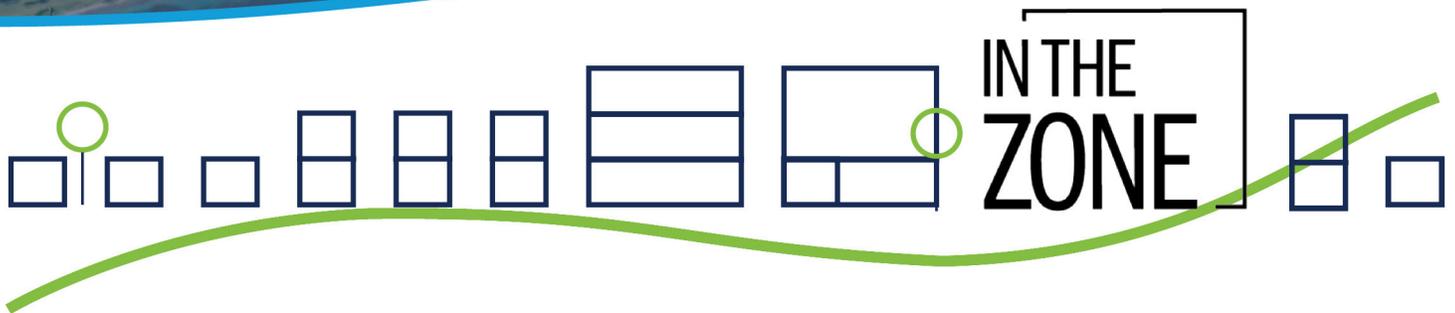
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Employment Report

Town of Whitby Zoning By-law Review Study

September 2020



Prepared For:



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1 Introduction



This report forms part of the Whitby Zoning By-law Review Study, a comprehensive phased undertaking that sets out to update Whitby's existing zoning by-laws into a new single Comprehensive Zoning By-law for the Town. The overall intent of the Zoning By-law Review Study is to create a new zoning by-law that will implement the Official Plan, that is clear, concise and easy to read and that provides necessary land use and built form direction while being flexible in implementation where appropriate.

The objective of this report is to review and evaluate the existing employment zones in the Town of Whitby's zoning by-laws.

The undertaking includes a review of employment zones within the existing Zoning By-Law #1784 ("1784") and Zoning By-Law #2585 ("2585"). The Oak Ridges Moraine Zoning By-Law #5581-05 ("5581-05") is a third zoning by-law in the Town but it contains no employment zones.

The purpose of the review is to understand how the employment zones in each zoning by-law are laid out, what are the similarities and differences, what components should be carried forward into Whitby's new Comprehensive Zoning By-law, and what provisions are missing in order to conform to the Official Plan or reflect current employment standards.

The undertaking also includes a review of other municipalities' zoning by-laws to gain insight into best practices for employment zones. The information summarized in this report is intended to assist in determining the structure and content of Whitby's new Comprehensive Zoning By-law.

The scope of this Study includes the entirety of Whitby, with the exception of the Brooklin expansion area.

Section 2 of this report broadly outlines the structure of the employment zones in the two Whitby zoning by-laws.

Section 3 of this report summarizes a review of Whitby's existing zoning by-laws, including review of permitted uses and the zoning provision standards within each employment zone.

Section 4 provides a best practice review of other zoning by-laws in Ontario.

Section 5 reviews the zoning against the Town's Official Plan.

Section 6 highlights some lessons learned from the review of past minor variances.

Section 7 summarizes some considerations from the analysis.

Section 8 addresses next steps in the Study.

2 Employment Zones in the Existing Zoning By-Laws



2.1 Zoning By-law 1784

Zoning By-law 1784 contains a number of employment zones, including the following:

- Restricted Industrial Zone (M1);
- Prestige Industrial Zone (M1A); and
- Open Storage Industrial Zone (M2)

In addition to the above zones, in the Brooklin Secondary Plan Area, there is also a subcategory of M1 zone with unique provisions called the Brooklin Secondary Plan Industrial Zone (M1-BP).

There is also a subcategory of the M1A Zone, the Prestige Industrial - Business Park Zone (M1A-LS). While there is also a Prestige Industrial Automobile Complex Zone (M1A-AC) listed in the table of contents, no parent zone provisions exist in the zoning by-law, only site-specifics and thus it does not form part of the focus of this report.

Another industrial zone is found in the West Whitby Secondary Plan Area: the Prestige Employment Zone (PE).

2.2 Zoning By-law 2585

In Zoning By-law 2585, there are only 5 employment zones. These zones include:

- Select Industrial Zone (M1A);
- Preferred Industrial Zone (M1);
- Restricted Industrial Zone (M2);
- General Industrial Zone (M3); and
- Harbour Industrial Zone (MH)

Similar to Zoning By-law 1784, the zones address provisions that are specific to that zone, such as lot or yard requirements, within the zone subsection.

3 Comparison of Existing Zones



Whitby's employment areas are predominantly located in the southeast area of the Town, generally centered around Highway 401 and Thickson Road South, though some areas exist elsewhere, such as in West Whitby and in Brooklin area. The location of the employment zones are shown in **Appendix A**.

3.1 Zone Comparison

The permitted uses of the 11 different zones are found in **Table 1**. From the review of the employment zones, neither the Zone titles, such as "Restricted" or "Prestige" nor the zone code "M1" or "M1A" or "M2" are necessarily related to comparable zones amongst the zoning by-laws. Other than for the M1 and M2 zones where the permitted uses are almost the same, there is quite a bit of variability in the permitted uses between the different zones.

Seven of the zones permit industrial type uses. Zoning By-law 2585's General Industrial (M3), Preferred Industrial (M1), Restricted Industrial (M2) and Select Industrial (M1A) Zones, as well as Zoning By-law's 1784's Open Storage Industrial (M2), Prestige Industrial (M1A) and Restricted Industrial (M1) Zones all permit "industrial uses" or fabricating/processing plants and manufacturing uses. Some of these zones also permit open storage and warehouse uses.

Of the above noted zones, the M3 Zone, provides the broadest range of specific industrial uses including heavy industrial uses such as fuel storage tank, concrete batching, grain elevator and planning mill.

The Open Storage M2 Zone in Zoning By-law 1784 permits only four listed uses (open storage, industrial uses, warehouse uses, railway facilities), although "industrial uses" is a broader category which could contain a number of uses.

There are three Prestige zones, all in Zoning By-law 1784, Prestige Industrial (M1A); Prestige Industrial - Business Park (M1A-LS) and West Whitby Prestige Employment (PE). These zones permit offices and ranges of uses more often seen in prestige areas, like research and development or places of entertainment. The West Whitby Prestige Employment Zone (PE) contains the broadest range of uses.

There is also a Harbour Industrial (MH) Zone in Zoning By-law 2585 which permits limited uses related to marinas. The Brooklin Secondary Plan Industrial Zone (M1-BP)

in Zoning By-law 1784 only permits existing uses if the land is not serviced. If the land is serviced, the parent M1 uses are permitted.

Prohibited Uses

There are numerous prohibited uses outlined in both Zoning By-law 1784 and Zoning By-law 2585. Zoning By-law 1784's PE Zone lists the following prohibited uses.

- automobile sales establishment;
- elementary school, secondary school and private school;
- public garage;
- retail store;
- salvage yard;
- self storage warehouse;
- warehouse facility; and
- waste processing station, waste transfer station and recycling facility.

Section 18 of Zoning By-law 2585 sets out prohibited uses in Section 18(2). Most of the prohibited uses are obnoxious industrial uses, such as manufacturing of explosives and acids, abattoirs, distilling of bones, fat and grease rendering, cattle sheds, etc.

Table 2 provides the provisions for the different employment zones.

Lot Area

Generally, the minimum lot area, where required, ranges from 0.1 to 0.4 hectares, although it is not consistently required and some of the lot area requirements increase based on the number of employees which is problematic in implementing. With the exception of the M1A Zone, Zoning By-law 2585's lot area requirements are 1,855 square metres, where there are no sanitary sewer services, with the M1A zone's lot area requirements being about double that at 4,180 square metres. Zoning By-law 1784's lot areas range from 0.4 hectares to 1 hectare.

Lot Frontage

A minimum lot frontage requirement is only provided for the PE zone, where 30 metres is required.

Lot Coverage

Where required, maximum lot coverage is typically 50-60% if serviced, otherwise it's 20%.

Front Yard

The minimum front yard requirement is most often 9 metres, but it is as low as 6 metres in the PE Zones and as large as 15 meters in the M1 and M2 Zones in Zoning By-law 1784.

Rear Yard

The minimum rear yard is 7.5 metres in all zones except the M1 and M2 zones in Zoning By-law 1784, for which it is 13.5 metres.

Interior Side Yard

The minimum interior side yard requirement is 3 metres in all zones except the M1, M1A-LS and M2 Zones in Zoning By-law 1784, for which it is 7.5 metres.

Exterior Side Yard

The exterior side yard requirements range from 4 metres to 10.5 metres, varying within this range between the zones, though it is often 9 metres in Zoning By-law 2585.

Table 2: Employment Zone Provisions

By-law	1784	2585	1784	1784	1784	2585	1784	2585	1784	2585	2585	2585
Zone	M1/M1-BP	M1	PE	M1A	M1A-LS	M1A	M2	M2	M3	MH		
Min. Lot Area	-	1855 m2, with increased requirement with more than 20 employees, but no min. if serviced.	0.4ha	0.4ha	1.0ha	4180 m2, with increased requirement with more than 20 employees	-	1855 m2, with increased requirement with more than 20 employees, but no min. if serviced.	1855 m2, with increased requirement with more than 20 employees, but no min. if serviced.	1855 m2, with increased requirement with more than 20 employees, but no min. if serviced.		
Min. Lot Frontage	-	-	30m	-	-	-	-	-	-	-	-	-
Min. Lot Depth, Interior Lot	61m	-	-	-	-	-	61m	-	-	-	-	-
Min. Lot Depth, Corner Lot	-	-	-	-	-	-	-	-	-	-	-	-
Max. Lot Coverage	50%	where sanitary sewers not available: 20% where served by sanitary sewers: 60%	-	60%	50%	where sanitary sewers not available: 20% where served by sanitary sewers: 60%	-	where sanitary sewers not available: 20% where served by sanitary sewers: 60%	where sanitary sewers not available: 20% where served by sanitary sewers: 60%	where sanitary sewers not available: 20% where served by sanitary sewers: 60%	where sanitary sewers not available: 20% where served by sanitary sewers: 60%	where sanitary sewers not available: 20% where served by sanitary sewers: 60%
Min. Front Yard	15m	9m	6m	9m	9m	9m	15m	9m, but 18.5 abutting Residential/Development Zone	9m, but 18.5 abutting Residential/Development Zone	9m		
Min. Rear Yard	13.5m	7.5m	7.5m	7.5m	7.5m	7.5m	13.5m	7.5m, but 15m abutting other non-industrial zones	7.5m, but 15m abutting other non-industrial zones	7.5m		
Min. Interior Side Yard	7.5m	3m	3m	3m	3m	3m	7.5m	3m, but 6m abutting other non-industrial zones	3m, but 6m abutting other non-industrial zones	3m		
Min. Exterior Side Yard	10.5m	9m	4m	7.5m	7.5m	7.5m	10.5m	9m but 18.5m abutting non-industrial zones	9m but 18.5m abutting non-industrial zones	9m		
Landscaped Open Space	-	10%	10% and a 3m strip requirement	-	20%	10%	-	10%	10%	10%		
Max. Height	-	12m (1)	4 storeys except that the max building height shall be 12 storeys within a Gateway Area where such locations are determined to be within 200m measured along all street lines at the intersection of Taunton Road West and Des Newman Boulevard and at the intersection of Rossland Road West and Des Newman Boulevard. (1)	12m (1)	12m (1)	12.5m (1)	-	12.5m (1)	12.5m (1)	9m (1)		
Additional Provisions	-	-	PE has additional provisions that restrict the GFA and # of personal service, banks, restaurants and recreational uses.	-	-	-	-	-	-	-		
Notes	(1) Building height can exceed maximums so long as step backs corresponding to appropriate building heights are put in place.											

Maximum Height

Maximum height is either 12 metres or 12.5 metres in all zones which provide a requirement, except for special height provisions provided in the PE Zone, as noted in **Table 2**. Most zones allow buildings to go higher as long as they are stepped back.

Other

Zoning By-law 1784's Preferred Industrial Zone (M1) and Select Industrial Zone (MIA) both have requirements related to emissions. For example noise must be "imperceptible at any point on any lot line". These are not common standards and may be difficult to enforce.

Summary

The 11 zones are described in **Table 3**, from "heaviest" to "lightest/prestige", based on their permitted uses, as a means of understanding how they compare. Any unique or different provisions, are described by zone in **Table 3**.

Overall this analysis has identified in particular two broader categories of zones, general industrial and prestige. There may be some opportunities to collapse some of the zones within these two categories. In particular Zoning By-law 2585's M1 and M2 zones which are quite similar.

Also, the Harbour Industrial (MH) Zone, which permits limited uses related to marinas, and the Brooklin SP Industrial (M1-BP) Zone, which applies only in one small area, could be addressed through site specific exceptions.

Despite Zoning By-law 2585 containing no parent provisions for zones: M1A-AC and M1A-LS, a number of properties are zoned under these two categories but likely as exceptions. This issue will need to be sorted out in the new Comprehensive Zoning By-law.

Table 3: Review of Employment Zones

Zone	ZB	Intent/General Use Description	Unique provisions	Location
General Industrial (M3)	2585	Permits industrial uses, manufacturing and open storage uses, including assembly plants, concrete batching plants, fabricating plants, feed mills, flour mills, fuel storage supply yards, fuel storage tanks, and storage for boats and trailers. The zone also permits transport terminals.	<ul style="list-style-type: none"> Additional yard setbacks where it abuts non-industrial zones. 	<ul style="list-style-type: none"> Along the east side of South Blair St. Brock St South between Victoria St East and Burns St.
Open Storage Industrial (M2)	1784	Very limited list of uses, including open storage, industrial uses, warehouse uses, railway facilities.	<ul style="list-style-type: none"> Minimum lot depth (61m). 	<ul style="list-style-type: none"> South of Brooklin Secondary Plan area at the end of Colin Rd. East of Thicksen Rd North between Colin Rd and Taunton Rd East.
Restricted Industrial (M1)	1784	Permits industrial uses, manufacturing and warehouse uses, open storage, and other supporting uses such as banks and restaurants.	<ul style="list-style-type: none"> Separate zone requirements for both commercial industrial and residential uses for the M1 Zone. Minimum lot depth (61m). 	<ul style="list-style-type: none"> Large area in southeast corner of Whitby.
Preferred Industrial (M1)	2585	Permits assembly plants, contractor's shop/yard, fabricating/processing plant, manufacturing uses, service shops, warehouses, but not "industrial uses" broadly.	<ul style="list-style-type: none"> Minimum lot depth (61m). 	<ul style="list-style-type: none"> South of railline between Cochrane St and Garden St. South of Dundas St East between Thicksen Rd South and Hopkins St. South west of the intersection of Watson St and South Blair St.
Restricted Industrial (M2)	2585	The only difference between this zone and the M1 Zone (2585) is that the M2 zone permits a storage area for boats and trailers and a transport terminal.	<ul style="list-style-type: none"> Same provisions as M1 (2585) except the M2 has additional yards to non-industrial zones and a greater height permission by 0.5 metres, at 12.5 metres. 	<ul style="list-style-type: none"> Along Victoria St between Brock St and Hopkins St and along Hopkins St between Burns St and Dundas St.
Select Industrial (M1A)	2585	Permits industrial uses, manufacturing and warehouse uses, assembly plants, offices, as well as restaurants, places of entertainment and commercial schools.	<ul style="list-style-type: none"> Greatest lot area requirement of the zones, minimum of 4,180 m², with increased requirement with more than 20 employees. 	<ul style="list-style-type: none"> Intersections of Consumers Drive and Hopkins St. Along the north and south of Watson St between Brock St South and South Blair St.
Prestige Industrial (M1A);	1784	Mix of uses including manufacturing and warehouse uses, offices, restaurants, places of entertainment, commercial schools and recreational clubs etc.	<ul style="list-style-type: none"> Typical compared to other zones. 	<ul style="list-style-type: none"> Bordering the 1784 M1 Zones.
Prestige Industrial - Business Park (M1A-LS)	1784	A more limited scope of permitted uses than the West Whitby Prestige Employment Zone, but with key similar permissions including assembly plants, light manufacturing, offices, research and development, as well as warehouses.	<ul style="list-style-type: none"> At 1 hectare, this zone has the largest minimum required lot area. 	<ul style="list-style-type: none"> Victoria Street West and Jeffery Street.

West Whitby Prestige Employment (PE)	1784	Broad list of prestige employment uses, such as business services including industrial supply, printing/graphic design and similar services, communication facilities, craft breweries, data centres, food preparation plants, health care complex, hotels, medical marihuana production facilities, pharmaceutical production facilities and technology industries. Zone does permit assembly plant, light manufacturing, offices, research and development facilities.	<ul style="list-style-type: none"> • The only zone with a minimum lot frontage (30m). • Smaller front yard (6m) and interior side yard (4m) than other zones. • Max. 4 storeys unless located within a Gateway area, for which 12 storeys are permitted. 	<ul style="list-style-type: none"> • East of Highway 412, north of Dundas St West.
Harbour Industrial (MH)	2585	Permits boats and marine establishment, a manufacturing plant for assembly and repair of boats and marine, open storage and assembly plants.	<ul style="list-style-type: none"> • Typical compared to other zones. 	<ul style="list-style-type: none"> • South of Watson St at the intersection of Watson and Brock St South.
Brooklin SP Industrial Zone (M1-BP)	1784	Permits existing uses only when not serviced and permits all M1 uses when serviced. Brooklin is now serviced.	<ul style="list-style-type: none"> • Same provisions as the M1 Zone (from zoning by-law 1784). 	<ul style="list-style-type: none"> • Southwest of the intersection of Columbus Rd West and Baldwin St North.

3.2 Additional Comments on Permitted Uses and Provisions

The following provides some general comments on the provisions and permitted uses in the zoning by-laws, and terminology of the same, that should be considered further in the preparation of the new Comprehensive Zoning By-law.

- Several uses could be grouped into more general uses such as, an “assembly plant”, “food preparation plant” and “processing plant” as manufacturing uses; and “swimming pools” and “auditoriums” as recreational uses;
- Any reference to “family restaurant” should be updated to remove “family”;
- Both the terms “restaurant” and “eating establishment” are used, only one should be used for consistency. “Restaurant” is preferred for clarity;
- Minimum lot area provisions should all use the same unit (e.g. hectares vs. square metres);
- Height should be consistently described in metres, storeys, or both and consideration should be given to whether height restrictions are even warranted in employment zones;
- Zoning By-law 1784’s M1 Zone provides minimum net floor areas for residential uses which should be deleted;
- Floor area requirements that depend on the number of employees can be problematic as the number of employees is often unknown and even if it is known will change;
- There may be some enforcement issues with the way the maximum emissions standards are outlined, particularly where they differ between zones, and this should be reviewed further;
- It is cumbersome to read where permitted uses and zone provisions are in different sections of the zoning by-law; and
- Further consideration of how the zones can be collapsed into fewer zones, perhaps under two broad categories of “General Industrial” vs. “Prestige”;

4 Best Practices of Other Municipalities



The purpose of this section is to identify uses or elements that other existing zoning by-laws in Ontario address, for consideration of inclusion in Whitby’s new Comprehensive Zoning By-law. The zoning by-laws reviewed in this Study were chosen based on the following factors:

- locale - to review zoning by-laws within southern Ontario;
- approval date - to review more recent zoning by-laws, such as in the case of East Gwillimbury and Vaughan, neither of which are in effect yet;
- clarity - to consider zoning by-laws that had been noted in other planning work as being clear, concise and well organized, such as Milton and Ajax; and
- uniqueness - to review zoning by-laws that brought a unique or interesting element, such as the use of colour in the zoning by-law in St. Catharines or illustrations in Oakville.

The following subsections identify organization practices, as well as uses and provisions from other municipal zoning by-laws that could be considered for implementation in the new Comprehensive Zoning By-law.

4.1 Zone Organization

In order to understand how the zones might be simplified, the organization of employment zones in other zoning by-laws were reviewed. **Table 4** lists the general zone titles for the employment zones, where they have 3 or fewer employment zone categories. Overall, there is a strong trend of having a Prestige/Business vs. General Zone, with an additional zone, that varied between the by-laws reviewed.

Table 4: Zone categories from example zoning by-laws reviewed

	Prestige/Business	General	Heavy	Utility	Extractive
Ajax	✓	✓	✓		
East Gwillimbury	✓	✓			
Grimsby	✓	✓		✓	
Innisfil	✓	✓			✓
Vaughan	✓	✓			✓

4.2 Permitted Uses

As in Whitby's employment zones, there are a wide range of uses permitted in other municipal employment zones. Some zoning by-laws refer to these zones as Employment zones while others refer to them as Industrial zones.

Other permitted uses that are addressed in the reviewed zoning by-laws include: day care facilities, cannabis production, emergency service facilities, animal shelters, commercial fitness centers, agricultural uses, bakeries, adult entertainment parlours, body rub parlour, hotels and recycling facilities. (It is noted that there are some site specifics within the Whitby Zoning By-laws that do permit animal shelters and hotels). Barrie permits an abattoir, whereas Whitby Zoning By-law 2585 explicitly prohibits it.

Some of the zoning by-laws, such as Barrie's zoning by-law, organize the permitted use by category, such as Industrial/Commercial, to make it easier for the reader.

Welland is unique in permitting a specific use Surveying, Engineering, Planning or Design Business as an independent use. Typically this type of use would be captured by the term office.

4.3 Hazardous Materials

Several example zoning by-laws mention hazardous material; where it is permitted and accompanying provisions. Grimsby for example has provisions for addressing hazardous materials above aquifers. Both Zoning By-laws 1784 and 2585 prohibit the use of noxious materials in all employment zones.

4.4 Landscaping

A number of zoning by-laws provide for more detailed landscaping provisions. For example, Barrie, Vaughan and Grimsby contain requirements for planting strips or landscape buffers, as opposed to simply a coverage percentage. These provisions set out a requirement to use planting strips next to specific uses as well as their required width.

4.5 Other Zone Standards

Several zoning by-laws provide additional provisions regarding outdoor storage. These provisions include requirements on gross floor area, maximum height provisions and placement prohibitions. These examples can be found in Grimsby's, St. Catherine's and Barrie's zoning by-laws.

Almost all the example zoning by-laws provide provisions for lot frontages, whereas Zoning By-law 1784's PE zone is the only zone that includes this provision. Frontage requirements typically range from 15-60m in the zoning by-laws reviewed.

Some zoning by-laws, such as Oakville's, provide allowance and provision for gatehouses.

St. Catharines has a unique provision that is not typical, which states: "Street Facing Façades: Exterior walls facing a public road shall not be constructed of concrete blocks unless the blocks are decorative masonry units; or used in a decorative pattern or surfaced with stucco; or with a permanent coloured finish which does not include paint."

Prohibited Uses

Many of the example Zoning By-laws include prohibited uses, however, they apply across all zones rather than just within employment zones. Barrie, East Gwillimbury, Grimsby, Innisfil, Oakville and Vaughan all include similar prohibited uses. Prohibited uses include obnoxious industrial uses that may include uses with strong odours. Other uses that are commonly prohibited include body rub parlours, the storage of inoperable motor vehicles, privately owned trailer camps and tracks for the racing of automobiles, motorcycles and go-carts.

5 Comparison of the Official Plan Designations and Employment Zones



This section of the report provides an examination of the different Whitby Official Plan and Secondary Plan employment designations. **Appendix B** compares the employment zoning that applies in each industrial designation. From this comparison, a number of takeaways have been summarized.

It is noted that Whitby zoning by-laws contain a number of site specific exceptions, only some of which are mapped. The analysis in this section focuses on the parent zone provisions. Some areas may contain site specific exceptions that may align differently to the Official Plan designation. Minor variances also did not form part of the review.

An Official Plan typically has a broader focus than a zoning by-law and may permit a broader range of uses than a zoning by-law. Similarly, a zoning by-law typically sets out more detailed restrictions for lot and yard requirements than the Official Plan.

Appendix B and this section highlight differences between the designation of an area and the zone that applies in it. In some instances there is a difference in permitted uses, in others a difference in standard. Just because an item is flagged in this section, does not mean it is an error, or needs to be fixed. It is simply noted for information purposes to be considered further.

General Industrial

The General Industrial designation consists of areas designated in the parent Official Plan, as well as areas designated in the Taunton North Community Secondary Plan.

Within the parent Official Plan, the designation is found generally in the southeast corner of Whitby as illustrated in **Figure 1**.

The General Industrial designation within the Taunton North Community Secondary Plan extends along the south side of Conlin Road, east of Thickson and on the east and west sides of Gerrard Road.

Under both the parent Official Plan and the Taunton North Community Secondary Plan, the designation is intended to serve large, manufacturing, industrial and warehousing purposes including related and accessory uses. Lands designated as Industrial are zoned generally zoned M1, M1A and M2 in Zoning By-law 1784 and M1, M1A, M2 and M3 in Zoning By-law 2585.

In terms of use alignment, offices are permitted in the M1A Zones (1784 and 2585), which does not align with the intent of the designation and open storage is only permitted in some of the zones.

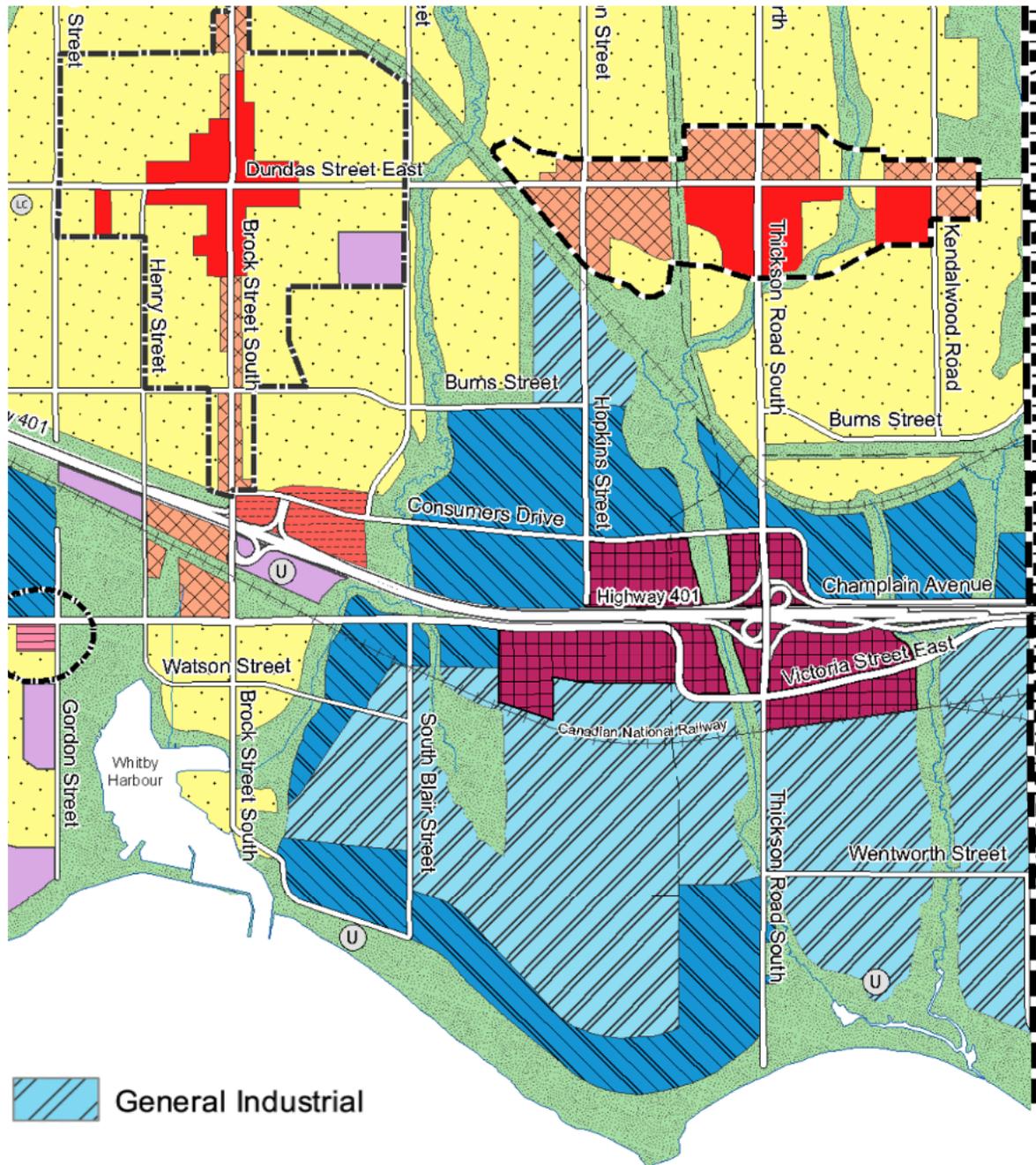


Figure 1: Excerpt of Official Plan Schedule A: Land Use Map, showing General Employment Areas

Prestige Industrial

The Prestige Industrial designation is present within the parent Official Plan, as well as within the Brooklin Secondary Plan, Port Whitby Community Secondary Plan, and West Whitby Secondary Plan.

In the Official Plan, the Prestige Industrial designation is found east side of Cochrane Street, south of the CP rail line near the intersection of Bonacord Avenue and in a large area in the southeast section of Whitby, generally surrounding the General Industrial designation and Special Activity Node B. The Prestige Employment designation within the West Whitby Secondary Plan is located east of Highway 412 and west of Halls Road. The Port Whitby Community Secondary Plan's Prestige Employment designation is located on the north side of Victoria Street East, east of Dufferin Street. Within the Brooklin Secondary Plan, the designation is generally aligned along Highway 407.

The designations in the parent Official Plan and the three secondary plans generally provide for the same use permissions and are intended to serve light industrial uses within enclosed buildings and professional, corporate, and industrial oriented office buildings, data processing centres, commercial or technical schools, postsecondary educational facilities, research and development facilities

Lands designated as Prestige Industrial are generally zoned M1, M1A and PE in Zoning By-law 1784 and M1, M1A, M2 and M3 in Zoning By-law 2585.

The most notable difference in the comparison of the zone provisions and the Prestige Industrial designations is the permission for Open storage in the M1 and M2 Zones as compared to policy 4.7.3.2.9. This policy states that limited open storage may be permitted provided it is located in rear yards, it is adequately screened from adjacent roads and does not exceed the ground floor area of the primary use, however, not all of those requirements are translated into the zone provisions.

Another consideration is that offices are only permitted as accessory uses in Zoning By-law 2585's M1, M2, M3 Zones, which unlike the M1A Zone, were not intended for application within the Prestige areas, though they are present.

Further qualifications in the zoning by-laws may be needed to ensure that warehouse permissions align with policy 4.7.3.2.3's locational criteria related to proximity to Highways 401, 407, or 412; separation from residential areas; does not create additional traffic through residential areas; and is wholly enclosed in buildings with no outdoor storage.

Business Park Employment

The Business Park Employment designation consists of areas within the Brooklin Secondary Plan and Lynde Shores Secondary Plan. The designation within the Brooklin Secondary Plan is east of Ashburn Road, north of Highway 407. The Lynde

Shores Secondary Plan Business Park designation is located Northwest of the intersection of Gordon Street and Victoria Street West.

Both the Brooklin and Lynde Shores Business Park designations generally follow policy 4.7.3.2 for Prestige Employment designations, which permit light industrial uses within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses within Business Parks, data processing centres, commercial or technical schools, postsecondary educational facilities and research and development facilities.

Lands designated as Business Park within the Lynde Shores Secondary Plan are zoned M1A-LS in Zoning By-law 2585. However, this parent zone does not exist within Zoning By-law 2585 and therefore there are no parent zone provisions. Rather, the area is only addressed through site-specific exceptions, and thus will be addressed in a future report.

Lands designated Business Park within the Brooklin Secondary Plan are zoned A, M1A and GB-CW in Zoning By-law 1784. It is noted that most of the area in the Brooklin Business Park designation is actually zoned as Agricultural, and not yet developed.

6 Minor Variance Analysis



One of the ways to identify provisions that need updating is through a review of past minor variances. If numerous minor variances are being sought and approved for the same matter, it may be an indication of a provision that is either overly strict or antiquated. The Town of Whitby produced a Minor Variance Review in May 2019.

The review analyzed minor variance applications for the three existing Whitby zoning by-laws between 2010 and 2018, representing a total of 634 applications and 1,088 variances. Overall, 95% of the applications were approved by the Committee of Adjustment, with 1% being denied. The other 4% were withdrawn by the applicant. Approximately 77% of the minor variance applications were for Zoning By-law 1784, with 21% being for 2585 and 2% for 5581-05. This is not unexpected given the respective geographic coverage of the zoning by-laws.

The most common variances in employment areas were for setbacks. There have been a total of 16 variances relating to employment zones none of which are repeated more than 3 times. Thus, this analysis did not reveal any specific issues.

7 Further Considerations



To assist in assessing how the employment zones may be structured in Phase 2 of this Study, the following provides of a summary of preliminary findings:

- The MH Zone only permits very limited uses and applies to a small area, therefore it may not warrant an individual zone;
- The M1-BP Zone applies to one site, not designated for employment uses, and may be better addressed in a site specific exception;
- The Official Plan policies mention appropriate buffers to sensitive areas within the Taunton North Community Secondary Plan. There are provisions for some zones that separate sensitive uses but not all;
- An update/consolidation of terminology will be needed to ensure clarity in the zoning by-law, modernizing terms and making sure use of terms are consistent (for example using restaurant vs. eating establishment);
- There may be instances where it may be desirable to broaden the zoning permissions to bring them into closer alignment with the employment Official Plan designations, particularly as noted in Section 5 of this report, for example with regards to permitted offices in the Prestige and Business Park designations; and
- A reduction in the overall number of zones will be needed, perhaps with a focus on Prestige/Business vs. General Industrial uses.

8 Next Steps



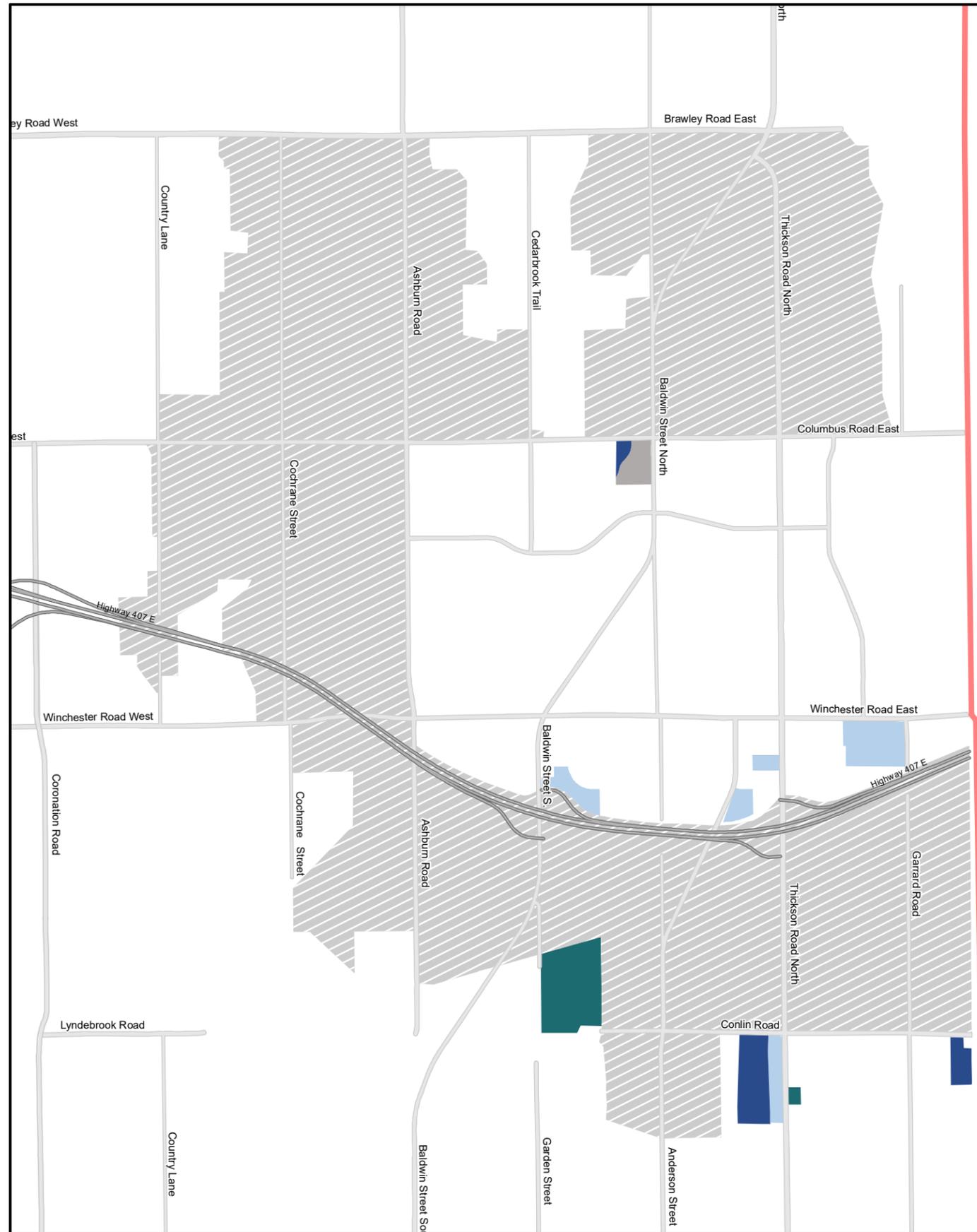
The purpose of this report is to identify and consider the existing employment zones in Whitby. The report explores the similarities and differences between the zones, unique provisions in other municipal zoning by-laws, how the Whitby zones conform to the Official Plan, and how these zones can be consolidated/updated/improved upon in the new Whitby Comprehensive Zoning By-law.

In Phase 2 of the Study, the information prepared within this report and in the other Phase 1 reports of this Study will be used to provide recommended courses of action for the content and organization of the zones.

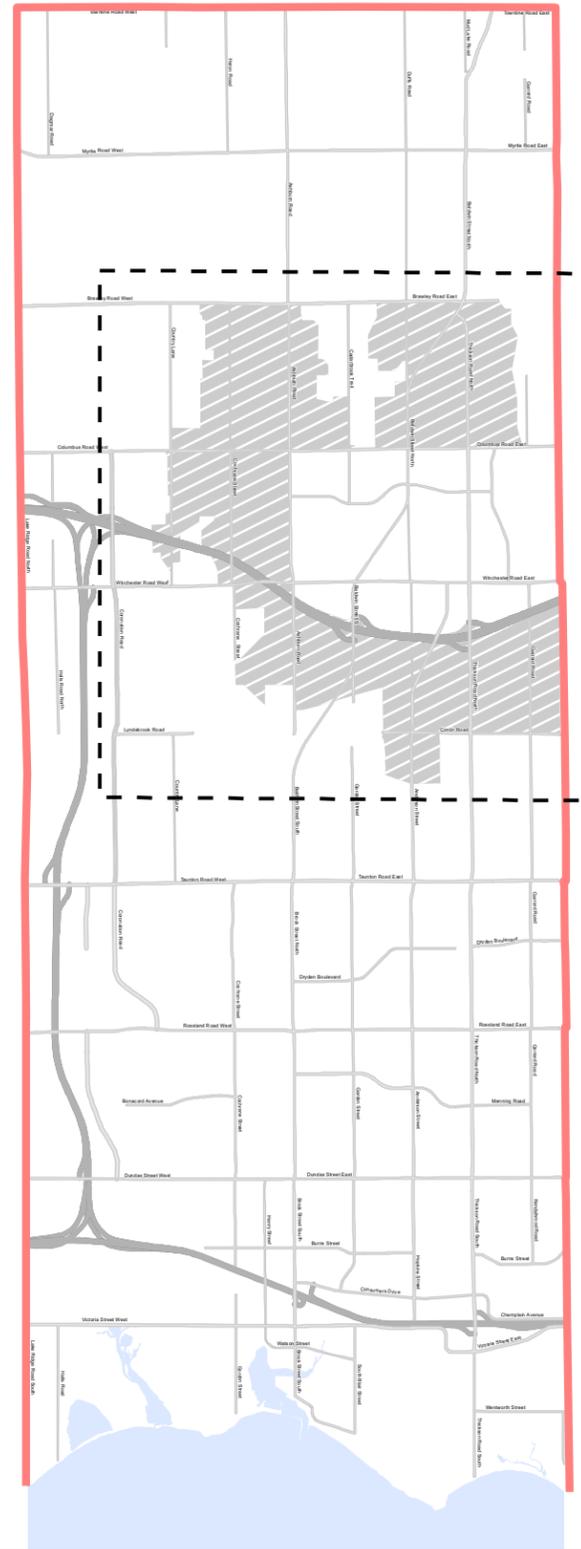
Appendix A: Location of Employment Zones



EMPLOYMENT ZONES



Key Map

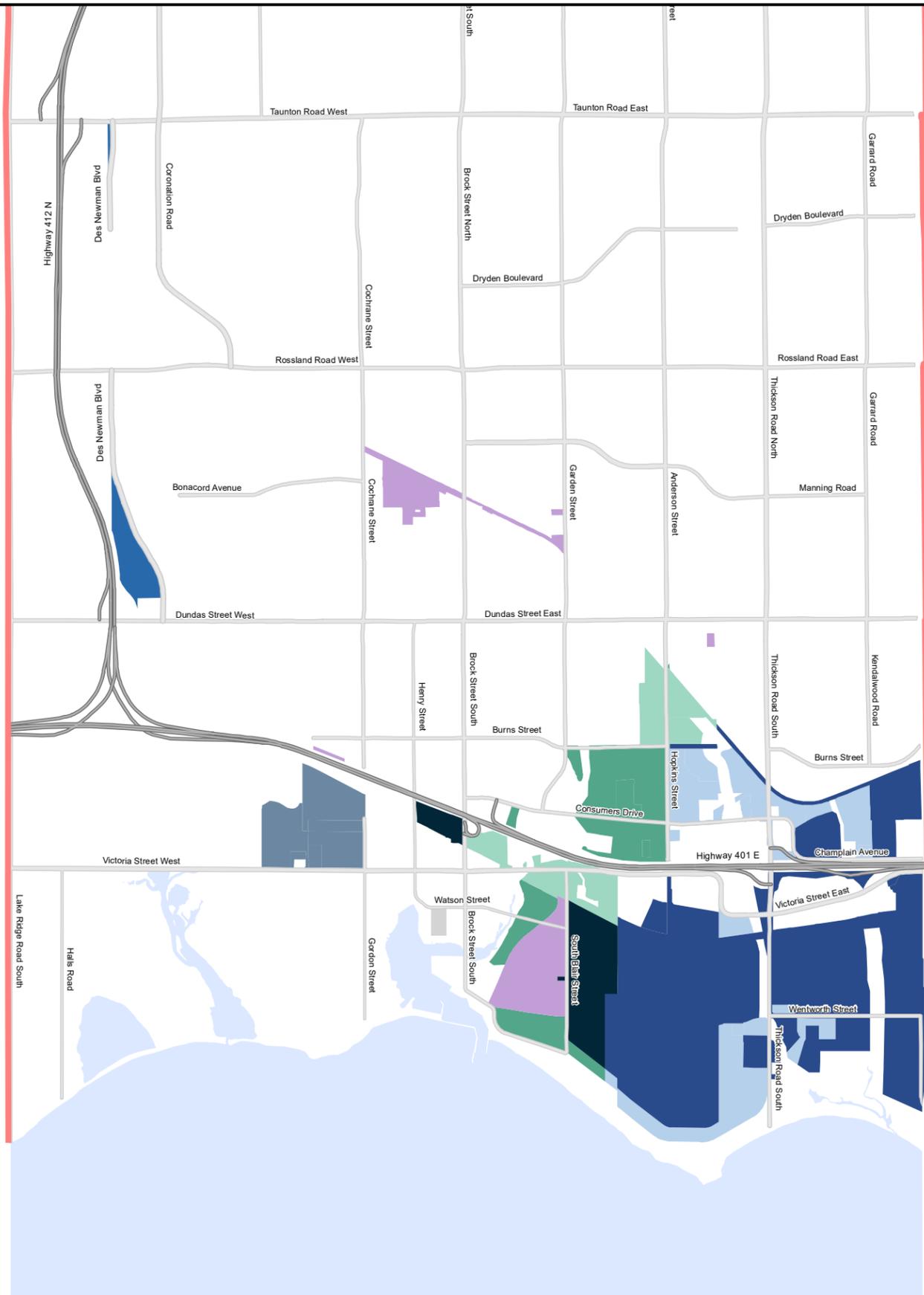


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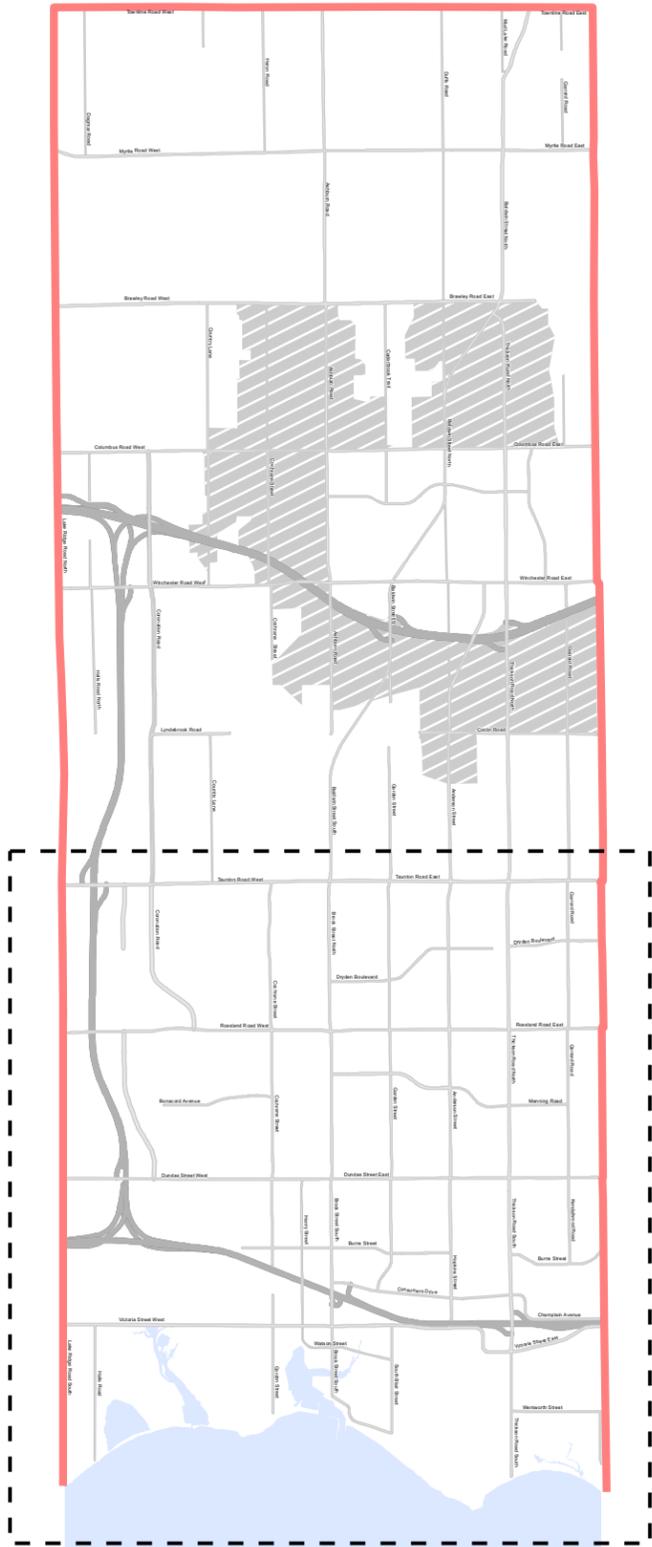


- Lake Ontario
- Whitby Boundary
- Brooklin Expansion
- ZB 2585 General Industrial**
- M3
- ZB 1784 Open Storage Industrial**
- M2
- ZB 1784 Preferred Industrial**
- M1
- ZB 2585 Preferred Industrial**
- M1
- ZB 2585 Restricted Industrial**
- M2
- ZB 2585 Select Industrial Zone**
- M1A
- ZB 1784 Prestige Industrial Zone**
- M1A
- ZB 2585 Prestige Industrial Business Park Zone**
- M1A-LS
- ZB 1784 Prestige Industrial Zone**
- PE
- ZB 2585 Harbour Industrial**
- MH
- ZB 1784 Brooklin Secondary Plan - Industrial**
- M1-BP

EMPLOYMENT ZONES



Key Map



Legend



- Lake Ontario
- Whitby Boundary
- Brooklin Expansion
- ZB 2585 General Industrial**
- M3
- ZB 1784 Open Storage Industrial**
- M2
- ZB 1784 Preferred Industrial**
- M1
- ZB 2585 Preferred Industrial**
- M1
- ZB 2585 Restricted Industrial**
- M2
- ZB 2585 Select Industrial Zone**
- M1A
- ZB 1784 Prestige Industrial Zone**
- M1A
- ZB 2585 Prestige Industrial Business Park Zone**
- M1A-LS
- ZB 1784 Prestige Industrial Zone**
- PE
- ZB 2585 Harbour Industrial**
- MH
- ZB 1784 Brooklin Secondary Plan - Industrial**
- M1-BP

Appendix B: Comparison of Official Plan Designations and Employment Zones Tables



General Industrial Designations

OP Designation	General Industrial - Parent Official Plan (Schedule A)
Location	<ul style="list-style-type: none"> • At the intersection of Burns Street and Hopkins Street (north side) • Along both sides of South Blair Street, south of Victoria Street; • South of Victoria Street East along both sides of Thicksen Road and Wentworth Street
Map	Maps 39, 43, 44, 47, 48
Permitted Uses and Key provisions:	<p>4.7.3.1.1</p> <ul style="list-style-type: none"> • General Industrial shall be for the manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and uses for similar and related purposes such as utility yards and functions, and transportation terminals. Truck, equipment and machinery service shops, building and contracting yards, commercial self-storage facilities, and landscape industry. Recycling of materials such as paper, glass, metal, construction waste, and plastics may be permitted provided the operation is wholly enclosed and is in accordance with any required Provincial certificate of approval. A range of parcel sizes is encouraged to support a broad range of uses. <p>4.7.3.1.3</p> <ul style="list-style-type: none"> • Areas designated as General Industrial shall also permit accessory sales and service and office components of industrial operations, provided that they are smaller in scale and subordinate to the primary use, are located on the same lot as the primary use, have no detrimental impact on adjacent uses, and the floor space limits and any other specific requirements are included in the Zoning By-law <p>4.7.3.1.4</p> <ul style="list-style-type: none"> • Heavy industrial uses and open storage areas shall generally be located in the interior of Industrial areas, away from and appropriately screened from non-compatible uses, such that no adverse effects will result on sensitive land uses and subject to the relevant policies of Section 5

	<p>4.7.3.1.5</p> <ul style="list-style-type: none"> • General Industrial uses shall comply with all government health and environmental standards and guidelines so as to cause no adverse effects as a result of the emission of smoke, noise, odours, or any other form of pollution and shall be designed, buffered, and separated from sensitive land uses <p>4.7.3.1.6</p> <ul style="list-style-type: none"> • Transportation terminals shall be located in General Industrial areas with direct access to an arterial road or close connection to high volume arterial roads or Provincial highways 					
Zones	1784 M1	1784 M1A	2585 M1	2585 M1A	2585 M2	2585 M3
Notes	<p>The following uses are not listed in this zone:</p> <ul style="list-style-type: none"> • Assembly; • Transportation terminal; • Building and contracting yards; • Recycling facilities; and • Accessory sales and service uses 	<p>The following uses are not listed in this zone:</p> <ul style="list-style-type: none"> • Processing; • Assembly; • Transportation terminal; • Building and contracting yards; • Recycling facilities; • Open storage; and • Accessory sales and service uses 	<p>The following uses are not listed in this zone:</p> <ul style="list-style-type: none"> • Processing; • Transportation terminal; • Building and contracting yards; and • Recycling facilities. 	<p>The following uses are not listed in this zone:</p> <ul style="list-style-type: none"> • Processing; • Service shops; • Building and contracting yards; and • Recycling facilities; • Open storage • Zone permits offices 	<p>The following uses are not listed in this zone:</p> <ul style="list-style-type: none"> • Recycling facilities 	<p>The following uses are not listed in this zone:</p> <ul style="list-style-type: none"> • Recycling facilities;

		<ul style="list-style-type: none">• Zone permits offices				
Notes	Other zones include OS, G.					

OP Designation	General Industrial – Taunton North Community Secondary Plan Area (Schedule P)		
Location	Along the south side of Conlin Road at the intersection of Thickson and the intersection of Garrard (south side).		
Maps	Maps 24, 28		
Permitted Uses and Key provisions:	<p>11.10.10.1</p> <ul style="list-style-type: none"> The permitted uses for all lands designated General Industrial shall be governed by the policies of Section 4.7.3.1 of this Plan: <p>11.10.10.3</p> <ul style="list-style-type: none"> New development or expansion of existing development adjacent to Major Open Space 3 lands or existing residential uses within the General Industrial designation shall be sensitive to existing residential and commercial uses and shall provide appropriate buffers as determined by the Municipality in consultation with the Ministry of Environment and Climate Change. 		
Zones	1784 M1	1784 M1A	1784 M2
Notes	<p>The following uses are not listed in this zone:</p> <ul style="list-style-type: none"> • Assembly; • Transportation terminal; • Service shops; • Building and contracting yards; • Recycling facilities; and • Accessory sales and service uses 	<p>The following uses are not listed in this zone:</p> <ul style="list-style-type: none"> • Processing; • Assembly; • Transportation terminal; • Service shops; • Building and contracting yards; and • Recycling facilities; and • Accessory sales and service uses. 	<p>The following uses are not listed in this zone:</p> <ul style="list-style-type: none"> • Transportation terminal; • Service shops; • Building and contracting yards; • Recycling facilities; and Accessory sales and service uses

		• Zone permits offices.	
Other Zones	M-AC, A		

Prestige Industrial Designations

OP Designation	Prestige Industrial - Parent Official Plan (Schedule A)
Location	<ul style="list-style-type: none"> • On the east side of Cochrane Street, south of the CP rail line • Large areas in southeast section portion of Whitby, generally surrounding general industrial designation and Special Activity Node B.
Map	Maps 34, 39, 40, 43, 44
Permitted Uses and Key provisions:	<p>4.7.3.2.2</p> <ul style="list-style-type: none"> • The use of land in Prestige Industrial areas shall generally include light industrial uses within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses within Business Parks, data processing centres, commercial or technical schools, postsecondary educational facilities, research and development facilities, and incidental sales outlets within industrial buildings, provided such floor space is identified in the Zoning By-law and is compatible with adjacent land uses <p>4.7.3.2.3</p> <ul style="list-style-type: none"> • Warehousing and wholesale distribution uses may be permitted on lands designated as Prestige Industrial, with the exception of Business Parks, subject to the following criteria: a) located in proximity to Highways 401, 407, or 412; b) separated from residential areas; c) does not create additional traffic through residential areas; and d) wholly enclosed in buildings with no outdoor storage. Notwithstanding the above, commercial self-storage facilities are not permitted in the Prestige Industrial designation, including Business Parks, and are directed to areas designated as General Industrial. <p>4.7.3.2.4</p> <ul style="list-style-type: none"> • The following secondary uses may be permitted in the Prestige Industrial designation, including Business Parks, subject to the inclusion of appropriate provisions in the Zoning By-law: a) limited personal service uses, restaurants, and financial institutions serving the immediate designated Industrial Area; b) health or

athletic club; and c) hotels and convention/banquet facilities, provided that such uses are compatible with uses in the surrounding area.

The maximum gross floor area permitted for individual personal service uses, restaurants, and financial institution uses is 500 square metres. The locations for and number of such uses on a lot shall be restricted in the Zoning By-law to ensure that these uses are complementary to Prestige Industrial uses and do not detract from the planned function of the Prestige Industrial designation, and generally comprise no more than 10 per cent of the aggregate floor area of the uses within each Prestige Industrial area, as generally bounded by arterial roads and highways, and natural features

4.7.3.2.5

- Areas designated as Prestige Industrial may be planned and developed in a comprehensive manner in a campus-like layout as Business Parks, and identified as such in Secondary Plans, where applicable. Business Parks shall be distinctive, large, highly visible, transit-supportive, and accessible with more intensive employment opportunities. The highest design and development standards shall be utilized. Where Business Parks are identified in Secondary Plans, the Secondary Plan shall provide further detailed policies with respect to the development and design of such areas.

4.7.3.2.8

- Automobile service stations and gas bars may be permitted on lands designated as Prestige Industrial in accordance with the provisions of Section 4.5.3.8

4.7.3.2.9

- Within lands designated as Prestige Industrial, open storage shall generally not be permitted. However, if there is a demonstrated need, the Municipality may permit limited accessory outdoor storage areas, subject to the inclusion of appropriate provisions in the Zoning By-law, provided they are located in rear yards, are adequately screened from adjacent roads and do not exceed the ground floor area of the primary use.

Zones	1784 M1	1784 M1A	2585 M1	2585 M1A	2585 M2	2585 M3
Notes	• Open storage permitted	• Additional uses reserved for	• Warehousing does not accompany	• Permits industrial uses enclosed.	• Office use listed only as	• Office use listed only as

	<ul style="list-style-type: none"> • Office use listed only as accessory use; • Warehousing does not accompany provisions monitoring proximity to highways and residential areas; • Additional uses reserved for Business Parks permitted 	Business Parks permitted	provisions monitoring proximity to highways and residential areas; <ul style="list-style-type: none"> • Offices only accessory. 	<ul style="list-style-type: none"> • Additional uses reserved for Business Parks permitted • Warehousing does not accompany provisions monitoring proximity to highways and residential areas; 	accessory use; and <ul style="list-style-type: none"> • Warehousing does not accompany provisions monitoring proximity to highways and residential areas; 	accessory use; <ul style="list-style-type: none"> • Does not discuss floor space or compatible uses or placement of outdoor storage; and • Permits Industrial uses
Notes						

OP Designation	Prestige Industrial – Brooklin Community Secondary Plan (Schedule K)
Location	<ul style="list-style-type: none"> • Along the North side of 407, generally from Anderson Street to the Whitby/Oshawa border
Maps	n/a
Permitted Uses and Key provisions:	<p>11.5.20.1</p> <ul style="list-style-type: none"> • Lands designated as Prestige Industrial on Schedule “K” shall be developed in accordance with Section 4.7.3.2 of this Plan, except as modified by the following additional policy
Zones	1784 M1A
Notes	<ul style="list-style-type: none"> • Warehousing does not accompany provisions monitoring proximity to highways and residential areas; • Additional uses reserved for Business Parks permitted
Other Zones	A

OP Designation	Prestige Industrial – West Whitby Secondary Plan Area (Schedule V)
Location	East of Highway 412 and west of Halls Road.
Map Number	n/a
Permitted Uses and Key provisions:	<p>11.12.2.6.2</p> <ul style="list-style-type: none"> In addition to the permitted uses within the Prestige Industrial designation, the following Business Park uses shall also be permitted: research, development and information processing establishments, corporate head offices or major regional branch offices, training facilities, communication production uses, pharmaceutical, light assembly and manufacturing operations for the production and/or distribution of high-value and high-technology products. <p>11.12.2.6.3</p> <ul style="list-style-type: none"> The following secondary uses may be permitted in the Prestige Industrial designation: a) limited ancillary, commercial and personal service uses such as take-out or full-service restaurants, financial institutions and commercial fitness centres; b) commercial or trade school facilities; and, c) hotels and associated convention/banquet facilities <p>11.12.2.6.4</p> <ul style="list-style-type: none"> The height of any buildings or structures within the Prestige Industrial designation shall not exceed 12 storeys in Gateway Areas and 4 storeys outside of Gateway Areas. The implementing Zoning By-law shall establish reduced building height maximums in the vicinity of residential areas to ensure built-form compatibility with low-rise residential development. Any buildings with permitted ancillary commercial and personal service uses shall have a minimum height of 2 storeys. In addition, the minimum height of any building in Gateway Areas shall be 2 storeys. <p>11.12.2.6.5</p> <ul style="list-style-type: none"> The implementing Zoning By-law shall control the location of open storage and uses which may have adverse effects on sensitive land uses within an appropriate distance of the residential areas.

	<p>11.12.2.6.6</p> <ul style="list-style-type: none"> The maximum gross floor area permitted for limited or ancillary commercial and personal service uses is 500 square metres. The number of such uses on a lot shall be restricted in the Zoning By-law to ensure that these uses are ancillary to Prestige Industrial uses and do not detract from the planned function of the Prestige Industrial designation. <p>11.12.2.6.7</p> <ul style="list-style-type: none"> The development of office buildings that have a gross leasable floor area of 10,000 square metres or greater is not permitted. Notwithstanding the above, office development that has a gross leasable floor area of 10,000 square metres or greater that is located on the same lot as a related use permitted in Section 11.12.2.6 of this Plan is permitted. <p>11.12.2.6.10</p> <ul style="list-style-type: none"> The existing single detached dwellings on the west side of Halls Road north of Dundas Street will be recognized in the implementing Zoning By-law as permitted uses and can continue to be so used into the future. The implementing Zoning By-law may permit employment type uses in the single detached dwellings as an interim use. Over the long term, the integration of these lots with the remainder of the Prestige Industrial area shall be encouraged.
Zones	1784 PE
Notes	<ul style="list-style-type: none"> General alignment with designation.
Other Zones	A

OP Designation	Prestige Industrial – Port Whitby Community Secondary Plan (Schedule F)
Location	<ul style="list-style-type: none"> Near the intersection at South Blair Street and Victoria Street (northwest side)
Map	Maps 43
Permitted Uses and Key provisions:	<p>11.1.16.1</p> <ul style="list-style-type: none"> Lands designated as Prestige Industrial on Schedule “F” shall be developed in accordance with the policies of Section 4.7.3.2 of this Plan.
Zones	2585 M2
Notes	<ul style="list-style-type: none"> Does not discuss floor space or compatible uses or placement of outdoor storage; Office use listed only as accessory use; Warehousing does not accompany provisions monitoring proximity to highways and residential areas;
Notes	n/a

Business Park Designations

OP Designation	Business Park – Lynde Shores Secondary Plan (Schedule G)
Location	<ul style="list-style-type: none"> Northwest of the intersection of Gordon Street and Victoria Street West.
Map	Maps 38, 42
Permitted Uses and Key provisions:	<p>11.2.6.2</p> <ul style="list-style-type: none"> The permitted uses in the Lynde Shores Business Park may include research, development and information processing establishments, corporate head offices or major regional branch offices, training facilities, communication production uses, pharmaceutical, light assembly and manufacturing operations for the production and/or distribution of high value and high technology products. <p>In addition, a regional warehouse and distribution centre may be permitted within the northeast section, subject to inclusion of the appropriate provisions in the implementing Zoning By-law</p> <p>11.2.6.6</p> <ul style="list-style-type: none"> To encourage a special identity and image, high urban, architectural and landscape design standards shall be used together with: <ol style="list-style-type: none"> the minimal use of at-grade parking; restricting service areas to interior and rear yards where feasible; and minimizing and restricting outdoor storage areas. In addition to the above, berms, landscaping and other appropriate measures shall be required to adequately buffer residential areas on the south side of Victoria Street from the uses on the north side of Victoria Street. <p>11.2.6.7</p> <ul style="list-style-type: none"> In addition to the permitted uses in Section 11.2.6.2 of this Plan, the lands within the Community Central Area may be developed to include limited business, medical and professional offices, financial institutions, restaurants, fraternal organizations as well as limited service commercial uses serving the Business Park. Development within the Community Central Area fronting on Victoria Street West or Gordon Street shall

	<p>have a minimum and maximum height restriction of 3 and 8 storeys respectively. As an exception, the following additional policies shall apply to a single office building located on lands at the immediate northeast corner of Victoria Street West and Montecorte Street:</p> <p>a) A minimum and maximum height restriction of 3 and 20 storeys respectively; and</p> <p>b) Notwithstanding the policy provisions set out in Section 10.1.11, the developer shall also be required to submit architectural drawings illustrating appropriate design characteristics and materials to mitigate the potential for bird strikes; and a report from a qualified environmental consultant that states that appropriate and acceptable mitigation measures have been included in that design</p> <p>11.2.6.9</p> <ul style="list-style-type: none"> • An automobile service station consistent with the intent of Section 4.5.3.8 of this Plan may be permitted after due consideration and subject to rezoning within the Community Central Area, at the collector road intersection on the north side of Victoria Street
Zones	2585 M1A-LS
Notes	Although this area is zoned as 2585 M1A-LS, this parent zone does not exist within Zoning By-law 2585 and therefore there are no existing parent provisions, this zone is implemented entirely through site-specific provisions.
Notes	OS-2, GB-CW

OP Designation	Business Park – Brooklin Community Secondary Plan (Schedule K)
Location	<ul style="list-style-type: none"> • East of Ashburn Road, north of Highway 407.
Maps	n/a
Permitted Uses and Key provisions:	<p>11.5.22.1</p> <ul style="list-style-type: none"> • Lands designated as Business Park on Schedule “K” shall be developed in accordance with Section 4.7.3.2 of this Plan and in particular Sections 4.7.3.2.4, and 4.7.3.2.5, except as modified by the following additional policies. <p>11.5.22.3</p> <ul style="list-style-type: none"> • The Business Park designation north of Highway 407 abutting the Downtown Brooklin Major Central Area shall provide for office and other intensive employment uses whose employees can support the commercial uses of the Downtown Brooklin Major Central Area. <p>11.5.22.4</p> <ul style="list-style-type: none"> • Outdoor storage and dealerships for new automobiles and trucks shall not be permitted in the Business Park designation <p>11.5.22.5</p> <ul style="list-style-type: none"> • The lands designated as Business Park adjacent to Highway 407 and Baldwin Street are prominent entry points into the Municipality. As such, any buildings or structures visible from Highway 407 and Baldwin Street shall be designed in recognition of their prominent visibility <p>11.5.22.6</p> <ul style="list-style-type: none"> • Buildings shall be sited close to the street right-of-way with the main entrances facing the street to create an attractive and interesting streetscape <p>11.5.22.7</p>

- Parking and loading facilities shall not be located between the building(s) and the street, to promote a prestige appearance and encourage pedestrian activity.

11.5.22.8

- Buildings are to be designed using techniques (i.e., architectural design, landscape treatment, building siting, etc.) to create a pedestrian scale environment at the ground level, where pedestrians' perception of building mass and/or height is mitigated to create a comfortable, human scale interface along the street and abutting public open spaces.

11.5.22.9

- Loading, servicing and other functional elements shall not be located adjacent to public spaces and shall be screened from view.

4.7.3.2.2

- The use of land in Prestige Industrial areas shall generally include light industrial uses within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses within Business Parks, data processing centres, commercial or technical schools, postsecondary educational facilities, research and development facilities, and incidental sales outlets within industrial buildings, provided such floor space is identified in the Zoning By-law and is compatible with adjacent land uses

4.7.3.2.3

- Warehousing and wholesale distribution uses may be permitted on lands designated as Prestige Industrial, with the exception of Business Parks, subject to the following criteria: a) located in proximity to Highways 401, 407, or 412; b) separated from residential areas; c) does not create additional traffic through residential areas; and d) wholly enclosed in buildings with no outdoor storage.

Notwithstanding the above, commercial self-storage facilities are not permitted in the Prestige Industrial designation, including Business Parks, and are directed to areas designated as General Industrial.

4.7.3.2.4

	<ul style="list-style-type: none"> The following secondary uses may be permitted in the Prestige Industrial designation, including Business Parks, subject to the inclusion of appropriate provisions in the Zoning By-law: a) limited personal service uses, restaurants, and financial institutions serving the immediate designated Industrial Area; b) health or athletic club; and c) hotels and convention/banquet facilities, provided that such uses are compatible with uses in the surrounding area. <p>The maximum gross floor area permitted for individual personal service uses, restaurants, and financial institution uses is 500 square metres. The locations for and number of such uses on a lot shall be restricted in the Zoning By-law to ensure that these uses are complementary to Prestige Industrial uses and do not detract from the planned function of the Prestige Industrial designation, and generally comprise no more than 10 per cent of the aggregate floor area of the uses within each Prestige Industrial area, as generally bounded by arterial roads and highways, and natural features</p> <p>4.7.3.2.5</p> <ul style="list-style-type: none"> Areas designated as Prestige Industrial may be planned and developed in a comprehensive manner in a campus-like layout as Business Parks, and identified as such in Secondary Plans, where applicable. Business Parks shall be distinctive, large, highly visible, transit-supportive, and accessible with more intensive employment opportunities. The highest design and development standards shall be utilized. Where Business Parks are identified in Secondary Plans, the Secondary Plan shall provide further detailed policies with respect to the development and design of such areas. <p>4.7.3.2.8</p> <ul style="list-style-type: none"> Automobile service stations and gas bars may be permitted on lands designated as Prestige Industrial in accordance with the provisions of Section 4.5.3.8
Zones	1784 M1A
Notes	<ul style="list-style-type: none"> Warehousing does not accompany provisions monitoring proximity to highways and residential areas;
Other Zones	A, GB-CW

