

Section 9: Industrial Zones			
	Current Regulations	Proposed Amendment	Rationale
Subsections 9.7.4 and 9.11.4	The existing Airside Industrial (M7) and Airport Prestige Business (M11) Zones do not contain regulations for expansions to legal non-conforming single detached, semi-detached and duplex dwellings.	Add new Subsections 9.7.4 and 9.11.4 to permit expansions of legal non-conforming single detached, semi-detached and duplex dwellings provided that the increase shall not exceed 10% of the existing GFA and that the side yard setbacks are not exceeded.	There is a large number of legal non-conforming dwellings that currently have no regulations for expansion; accordingly, there have been a high number Section 45(2) Minor Variance applications. The proposed wording is similar to the regulations which were also approved for the CMU and TOC Zones.
Subsections 9.2.1, 9.2.3 i), 9.3.1, 9.3.3 o), 9.4.1, and 9.4.3 p)	Currently permits the following uses in the parent zone with location restrictions embedded in the body of the zone: <ul style="list-style-type: none"> Children’s Play-gym Gymnastics Studio 	Remove these uses from the parent zone and create a new Special Exception No. 678 for the Ancaster Business Park	The current format provides confusion and uncertainty for interpretation, as many people read the permitted uses list on the first page of the zone without realizing that there are location restrictions to certain uses. This amendment will avoid misinformation being disseminated to the public and will provide consistency throughout the By-law.
Subsection 9.3.3 b) ii) and 9.4.3 b) ii)	Yard Abutting a Street – Maximum 25.0 metres	Yard Abutting a Street – Maximum 27.0 metres	Increased parking stall sizes introduced in By-law No. 17-240 make it unfeasible to construct a double row of parking plus a 6.0 m wide drive aisle between a front lot line and the building.
Subsection 9.7.3 b) ii)	ii) Notwithstanding i) above, where a property abuts Dickenson Road West: <ol style="list-style-type: none"> Minimum Yard – 6.0 metres Maximum Yard – 25.0 metres 	ii) Notwithstanding i) above, where a lot abuts Dickenson Road West: <ol style="list-style-type: none"> Minimum Yard – 6.0 metres Maximum Yard – 25.0 metres 	“Property” is not a defined term in Zoning By-law No. 05-200, and should be changed to “Lot”
Subsections 9.8.3 g) ii), 9.9.2 a) ii) and 9.11.3 l)	Zone text currently refers to “property line”.	Change text to “lot line”.	“Property Line” is not a defined term in Zoning By-law No. 05-200, and should be changed to “Lot Line”

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Subsections 9.1.1, 9.2.1, 9.3.1, 9.5.1, 9.6.1, 9.10.1 and 9.11.1	No Industrial Zone currently permits “Breweries”, “Beverage Distillation”, or “Microbrewery”.	Add “Alcohol Production Facility” as a permitted use to: <ul style="list-style-type: none"> • Research and Development (M1) Zone • General Business Park (M2) Zone • Prestige Business Park (M3) Zone • General Industrial (M5) Zone • Light Industrial (M6) Zone • Airport Light Industrial (M10) Zone • Airport Prestige Industrial (M11) Zone 	<p>Microbreweries have recently been introduced into the Transit Oriented Corridor (TOC), Commercial and Mixed Use (CMU) Zones, and Downtown Zones. Creating a new definition for Alcohol Production Facility (to permit a brewery/cidery/winery) will help distinguish between the scale and locational intent behind both uses. This new definition accounts for those moderate-sized breweries (i.e. Craft Breweries) which do not fall into either the large-scale brewery or microbrewery classification. The definition encompasses a range of alcohol production to broaden permissions within each zone (i.e. it includes breweries, cideries, wineries, and distilleries, and is not just limited to breweries). It is not the intent that an Alcohol Production Facility must contain all four types of alcohol production, but rather one or a combination of types.</p> <p>The proposed definition does not explicitly include a warehouse component because a warehouse is already permitted in Industrial Zones and would be considered an accessory use to meet the needs of an APF. The intent of not including a warehouse component is to avoid an APF from establishing as solely a warehouse with no manufacturing component. The proposed definition also excludes “Agricultural Brewery/Cidery/Winery”, “Beverage Making Establishment” and “Microbrewery”. An APF is distinguished from these uses as follows:</p> <ul style="list-style-type: none"> • Alcohol Production Facility is an industrial use restricted to certain Industrial Classification Zones, does not require the on-site growing of alcohol production materials, is not commercial in nature, and provides for medium-scale alcohol production in the industrial context. This use is not intended to be in conjunction with a restaurant as the primary use is the manufacturing component, not the retail / service / commercial component. • Agricultural Brewery/Cidery/Winery is a use restricted to certain Rural Classification Zones. This use requires the growing / processing of grapes, fruit, honey, hops or other materials for the production of beers, ciders or wines on the same lot as the Brewery/Cidery/Winery. • Beverage Making Establishment is a retail / commercial use restricted to Downtown, CMU and TOC Classification Zones, and does not permit the on-site growing of materials, manufacturing, warehousing and distribution. This is definition captures a brew-your-own establishment. <p>Microbrewery is a commercial use restricted to Downtown, CMU and TOC Classification Zones. The primary function is manufacturing, but it may also include a restaurant and retail component, but not wholesaling. This use provides for small-scale alcohol production in the commercial context.</p>
Subsections 9.1.2, 9.2.2, 9.3.2, 9.6.2, 9.10.2, 9.11.2	<ul style="list-style-type: none"> • Research and Development (M1) Zone currently prohibits “Beverage Distillation” • General Business Park (M2) Zone currently prohibits “Beverage Distillation” and Breweries” • Prestige Business Park (M3) Zone currently prohibits “Beverage Distillation” and Breweries” • Airport Light Industrial (M10) Zone currently prohibits “Beverage Distillation” and Breweries” • Airport Prestige Industrial (M11) Zone currently prohibits “Beverage Distillation” and Breweries” 	Remove these prohibited uses from the respective Prohibited Uses list.	
Subsection 9.1.3 g), 9.3.3 e), 9.6.3 f), 9.11.3 g)	Existing location restriction on Manufacturing Uses.	Add locational restrictions “Alcohol Production Facility”.	
Subsection 9.1.3 i), 9.2.3 h), 9.3.3 m), 9.6.3 p), 9.10.3 k), 9.11.3 n)	No existing regulation.	Add a maximum Gross Floor Area of 5,000 square metres for an Alcohol Production Facility.	
Subsection 9.1.3 j), 9.2.3 i), 9.3.3 o), 9.5.3 h), 9.6.3 o), 9.10.3 l), 9.11.3 o)	Maximum Combined Gross Floor Area for Accessory Retail and Showroom Area	Add reference to this clause for a “Tasting Room” and renumber the respective clause accordingly.	

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Subsections 9.2.1, 9.4.1, 9.5.1	Reference to "Contracting Establishment"	Reference to "Contractor's Establishment"	<p>"Contractor's Establishment" is a defined term in Section 3 and has a parking requirement in Section 5. Therefore, where Zones permit a "Contracting Establishment", it should be changed to reflect "Contractor's Establishment".</p> <p>The updated language in the M2, M4 and M5 Zones provides consistency between the definition and applicable zones.</p>