
PART 11

HIGHWAY 400 EMPLOYMENT LANDS ZONES

11.1 List of Applicable Zones

400 Lands Industrial	400A
400 Lands Interchange	400B
400 Lands Industrial/Commercial	400C

11.2 General Prohibition

No person shall, within Highway 400 Employment Lands Zone, use or permit the use of any land, or erect, alter enlarge, use or maintain any building or structure for any use other than as permitted in Table 11.1 and in accordance with the standards contained in Table 11.2, the General Provision constrained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

11.3 Permitted Uses

Uses permitted in the Highway 400 Employment Lands Zones are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 11.1, below. Any number(s) following the symbol 'X', zone heading, or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below the Permitted Use Table 11.1:

Table 11.1: Permitted Uses

USE	400A	400B	400C
Business Office, Ancillary (2)	X(2)	X(2)	X(2)
Business Office, Standalone (3)(H8)		X	X
Conservation Use	X	X	X
Data Centre		X (9)	X (9)
Day Nurseries	X (6)(8)	X (1)(6)(H8)	X (1)(6)(H8)
Emergency Service Facility	X	X	X
Equipment Sales and Rental Establishment		X (1)	
Farm Implement Dealer		X (1)	
Financial Institution (H8)		X (1)	X (1)
Fitness Centre (H8)		X (1)	X (1)
Hotel (H8)		X (10)	
Industrial Use	X	X	X
Laboratory or Research Centre		X	X
Medical Office		X (2)(3)	X (2)(3)

USE	400A	400B	400C
Motor Vehicle Gas Bar (H8)		X (1)	X (1)
Motor Vehicle Washing Establishment (H8)		X (1)(13)	X (1)(13)
Motor Vehicle Repair Establishment (H8)		X (1)	X (1)
Outdoor Display and Sales Area, Accessory (4)	X	X	X
Outdoor Processing, Accessory (5)	X		
Outdoor Storage, Accessory (5)	X		X
Park	X	X	X
Personal Service Establishment (H8)		X (1)	X (1)
Place of Amusement (H8)		X (1)	
Public Works Yard	X		X
Restaurant	X (8)	X (1)(H8)	X (1)(H8)
Retail store, Accessory (7)	X	X	X
Retail store (H8)		X(1)(11)	X(1)
Service shop (H8)		X (1)	X (1)
Supermarket (H8)		X (12)	
Trade and Convention Centre		X (10)	
Training Facility	X (8)	X (H8)	X (H8)
Warehousing	X	X	X

Special Provisions

1. a) No net floor area may be occupied by uses subject to this footnote without prior construction having occurred of an equal amount of net floor area on the same lot for any other use permitted that is not subject to this provision.
 - b) Section 11.4.1 of this By-law additionally applies.
 - c) Where a new lot is proposed as part of a Plan of Subdivision or is proposed to be created after a Plan of Subdivision has received a minimum of draft plan approval, the entirety of lands within the applicable Plan of Subdivision shall be used to determine compliance with this Special Provision.
2. Is required to be accessory to an industrial use or occupy no more than 20% of the net floor area of a multi-unit building.
3. a) Notwithstanding special provision 2, stand-alone uses are permitted to a cumulative maximum gross floor area of 10,000.0 square metres per lot in the 400 Lands Interchange (400B) Zone and 7,500.0 square metres per lot on lands zoned 400 Lands Industrial/Commercial (400C).
 - b) Section 11.4.2 of this By-law additionally applies.
4. Subject to Section 4.23 of this By-law.
5. Subject to Section 4.24 of this By-law.
6. Subject to Section 4.6 of this By-law.
7. Maximum cumulatively permitted net floor area for all uses subject to this provision is 10% of the net floor area of the main use.
8. Accessory uses only. Uses subject to this provision shall be located within the same premises as its associated main use.
9. The maximum gross floor area shall be 10,000.0 square metres in

the 400 Lands Interchange (400B) Zone and 7,500.0 square metres on lands zoned 400 Lands Industrial/Commercial (400C).

10. The maximum cumulative gross floor area shall be 8,000.0 square metres.
11. The maximum gross floor area shall be 3,500.0 square metres.
12. a) The maximum gross floor area shall be 600.0 square metres.
b) The maximum cumulative gross floor area for all supermarkets in this zone shall be 1,200.0 square metres.
13. Shall only be permitted accessory to a motor vehicle gas bar.

11.4 Special Land Area Requirements

11.4.1 Employment-supportive Uses

- a) Uses subject to Special Provision 1 of Table 11.1 on lands zoned 400 Lands Interchange (400B) shall only be permitted to occupy a maximum of 8.5% of the cumulative land area of lands zoned 400 Lands Interchange (400B) plus lands zoned 400 Lands Industrial/Commercial (400C).
- b) Uses subject to Special Provision 1 of Table 11.1 on lands zoned 400 Lands Industrial/Commercial (400C) shall only be permitted to occupy a maximum of 2.8% of the cumulative land area of lands zoned 400 Lands Interchange (400B) plus lands zoned 400 Lands Industrial/Commercial (400C).
- c) For the purposes of this Section, land area shall be calculated to include the sum of:
 - i) The area of a lot occupied by buildings and structures occupied or associated with the applicable use;
 - ii) The area of a lot occupied by parking area excluding a driveway assigned or devoted to the applicable use;
 - iii) Any lands between the buildings and structures occupied or associated with the applicable use and the outer boundary of the parking area defined in subsection (ii) above; and,
 - iv) Any pedestrian walkway or bicycle parking area assigned or devoted to the applicable use.

11.4.2 Office Uses

- a) Business offices and medical offices that are subject Special Provision 3 of Table 11.1 on lands zoned 400 Lands Interchange (400B) or 400 Lands Industrial/Commercial (400C) shall only be permitted to a maximum of 5.7% of the cumulative land area of lands zoned 400 Lands Interchange (400B) plus lands zoned 400 Lands Industrial/Commercial (400C).

- b) For the purposes of this section, land area shall be calculated to include the sum of:
- c) The area of a lot occupied by buildings and structures occupied or associated with the applicable use;
 - i) The area of a lot occupied by parking area excluding a driveway assigned or devoted to the applicable use;
 - ii) any lands between the buildings and structures occupied or associated with the applicable use and the outer boundary of the parking area defined in subsection (ii) above; and,
 - iii) Any pedestrian walkway or bicycle parking area assigned or devoted to the applicable use.

11.5 Zone Standards

No person shall within any Highway 400 Employment Lands Zone use or permit the use of any lot or erect, alter or use any building or structure except in accordance with the zone standards in Table 11.2, below.

11.6 Future Development (FD) Zone in the Highway 400 Employment Lands

Notwithstanding Section 10.3, the following additional uses are permitted on lands zoned Future Development (FD) within the Highway 400 Employment Lands as shown on the Schedules to the Official Plan, all subject to the Special Provisions of Table 9.1:

- a) Agricultural use;
- b) Agricultural Related Uses;
- c) Conservation use;
- d) Custom workshop;
- e) A new detached dwelling not used in conjunction with an agricultural use if on a vacant lot that legally existed on July 11, 2017;
- f) A detached dwelling that legally existed on July 11, 2017, that is no accessory to an agricultural use;
- g) An accessory dwelling;
- h) Farm related tourism establishment;
- i) Home occupation;
- j) Home industry;
- k) Private home daycare;
- l) Farm Produce stand.

Table 11.2 Standards in the Highway 400 Employment Lands Zones

ZONE	MINIMUM LOT FRONTAGE	MINIMUM LOT AREA	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MINIMUM HEIGHT	MINIMUM REQUIRED LANDSCAPED OPEN SPACE
400A	30.0m	4,000m ²	6.0m	3.0m	3.0m	6.0m	n/a	15%
400B	30.0m	2,000m ²	0.0m	3.0m	3.0m	0.0m	n/a	15%
400C	30.0m	2,000m ²	6.0m	3.0m	3.0m	3.0m	n/a	15%