



Section 22

Employment Area Heavy (EAH) Zone

22 Employment Area Heavy (EAH) Zone

The Employment Area Heavy (EAH) Zone implements the Employment Area policies of the Official Plan. This Zone generally permits heavy industrial uses which could have a detrimental visual or physical effect on adjacent land uses, particularly residential uses. Heavy industrial uses are characterized as having regular emissions such as noise, smoke, odour, fumes and/or vibrations. Such industries may operate continuously with frequent movement of products and extensive outside storage. Examples include: manufacturing, assembly operations, and food processing. Special attention shall be given to the buffering of such industries from other uses, and to the accommodation of industrial traffic flows.

All structures and buildings erected, altered or used in an EAH Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

22.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Assembly operations
- Heavy industrial uses
- Cannabis production and processing facility
- Manufacturing
- Food processing
- Small-scale urban horticulture

22.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	0.8 ha
b) Minimum Lot Frontage	60 m
c) Minimum Front Yard	15 m
d) Minimum Interior Side Yard	6 m
e) Minimum Exterior Side Yard	15 m

Provision	Requirement
f) Minimum Rear Yard	6 m
g) Maximum Building Height	30 m

22.3 Additional Provisions

22.3.1 Accessory Dwelling

One (1) dwelling unit within a portion of the main building, for the exclusive use of an occupant whose residence on the premises is essential, is permitted accessory to a use permitted in this Zone.

22.3.2 Maximum Building Heights Near Residential Zones

Notwithstanding the maximum building height requirements of this Zone, any building within 15 m of a Residential Zone shall have a maximum building height of 14.5 m.

22.3.3 Landscaping Requirements

Required front and side yards shall be established and maintained as landscaped area throughout with the exception of any portion used for parking purposes.

22.3.4 Increased Rear Yard Requirements

Notwithstanding the rear yard requirements of this Zone, where a rear yard in this Zone abuts a public right-of-way, the minimum rear yard requirement shall be 15 m.

22.3.5 Additional Permitted Use Provisions

All listed uses listed as permitted uses in this Zone which are subject to other applicable legislation at both the Provincial and Federal level, for example, must be in receipt of valid approvals, in order to be considered as permitted in the Zone.

22.4 Exception Zones

Reserved for future use.