



STAFF REPORT Planning

Title: Zoning By-law Amendment Z-26-07, 1001166682 Ontario Inc.,
209 Frobisher Drive
Report Number: IPPW2026-029
Author: Janine Fletcher
Report Date: June 18, 2026
File: Z-26-07
Attachments: Appendix 'A' - Public, Agency, and Staff Comments
Appendix 'B' - Draft By-Law
Ward No.: Northeast, Ward 4

Recommendation:

1. That the City's Director of Planning, under delegated authority pursuant to By-law No. 2023-073, approve Zoning By-law Amendment Z-26-07, 1001166682 Ontario Inc., for 209 Frobisher Drive, in accordance with Section 6 of report IPPW2026-029.

Executive Summary

Pursuant to City of Waterloo By-law No. 2023-073 and Section 39.2 of the Planning Act (the "**Act**"), the City's Director of Planning has delegated authority to issue decisions on zoning by-law amendments that are of a minor nature and pass implementing by-laws thereto.

1001166682 Ontario Inc. (the "**Applicant**") is proposing to amend Zoning By-law No. 2018-050 (the "**By-law**") for the lands municipally known as 209 Frobisher Drive (the "**Lands**"), by rezoning the Lands from Business Employment One (E1-27) to Flexible Industrial (E3-27) with site specific provisions to continue to allow 'Light' Industrial uses and to apply a holding (H) provision for specific industrial uses in relation to land use compatibility.

Based on a review of the application, Planning staff recommend approval of Zoning By-law Amendment Z-26-07, as outlined in Section 6 of this report, and in accordance with the proposed site specific zoning provisions as set out in Appendix 'B' to this report.

SECTION 1: SUBJECT LANDS

Location: 209 Frobisher Dr

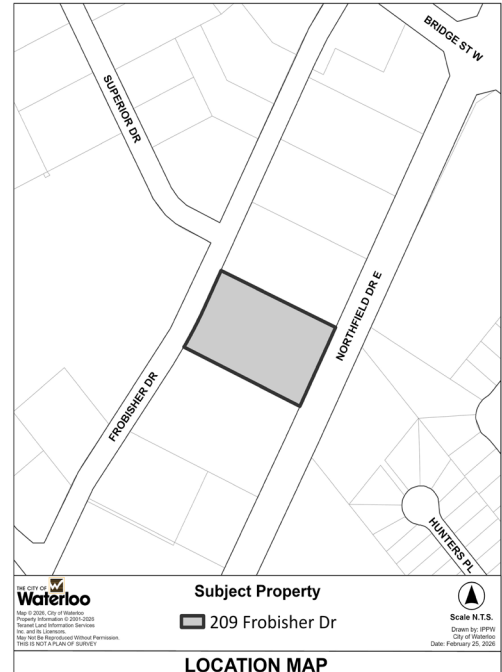
Ward: Northeast, Ward 4

Total Lot Size: 0.97 hectares

Owner/Applicant: 1001166682 Ontario Inc.

Existing Land Use: Offices and warehouse

Proposed Land Use: Warehouse



The Lands are located in the northeast quadrant of the City of Waterloo and are situated between Frobisher Dr and Northfield Dr E. The Lands are currently occupied by an industrial building oriented towards Frobisher Dr. The surrounding land uses include predominantly industrial uses along Frobisher Dr including warehouses, manufacturing and industrial supply stores. On the opposite side of Northfield Dr E is a municipal park along with medium rise residential uses to the east and west. The closest residential property line is ~35 meters from the Lands.

SECTION 2: PUBLIC INPUT

The mechanisms utilized for gathering input regarding Z-26-07 are as follows:

Mechanism	Date	Results
Engage Waterloo	March 12, 2026	Engage Waterloo page published for project with background information on proposed development and submission materials.
Agency and Staff Circulation	March 16, 2026	Agency and staff comments are summarized in Appendix 'A'
Advertise the Formal Application	March 19, 2026	Advertised in The Record and a letter was mailed to all property owners within 120 metres of the Lands
Signs posted on the property	April 13, 2026	Applicant provided photos of the signs, verifying their installation

Public Comments have been received and are summarized in Appendix A. Staff circulated the application to internal divisions and external agencies and received minimal comments.

SECTION 3: PURPOSE OF APPLICATION

The Lands consist of an existing building approximately 3600 square metres in size, which was built in early 2000 under site plan application SP-00-52. No changes to the existing site plan or building are being proposed through this zoning by-law amendment.

The Lands are currently zoned Business Employment One (E1-27). Through the submission of Zoning By-law Amendment Z-26-07 (the “**Application**”), the Applicant has requested to rezone the lands to Flexible Industrial (E3-27) with site specific provisions. The site specific provisions would continue to permit limited ‘light’ industrial uses that are permitted in the E1 zone and would apply a holding provision to require a land use compatibility study for specific industrial uses given proximity to sensitive uses.

SECTION 4: PLANNING EVALUATION

4.1 Provincial Planning Statement 2024

The 2024 Provincial Planning Statement (the “**PPS**”) provides high-level policy direction on matters of provincial interest and directs municipalities to focus growth and development within existing settlement areas. The PPS directs municipalities to provide opportunities for a diversified economic base while encouraging intensification of employment uses and compatible, compact, mixed-use developments to support the achievement of complete communities.

The current definition of employment area within the PPS now excludes office, institutional and commercial (retail) uses, unless they are associated with a primary employment use. The Flexible Industrial designation in the City’s Official Plan was updated to reflect this new policy direction through Official Plan Amendment 58 (OPA 58), however, the Flexible Industrial zone within the Zoning By-law has not yet been updated to align with the OPA 58 policies and still includes office as a primary use. The Applicant is proposing to add a site-specific provision to the Lands to only permit office as an ancillary use to a maximum of 25% of the building floor area, to be consistent with the PPS and Official Plan policies.

In staff’s opinion, the application is consistent with the PPS for reasons including:

- the proposed uses and development contribute to a diversified economic base by providing an appropriate range of employment uses
- the proposed amendment includes a holding provision to address land use compatibility for the more intensive industrial uses
- the proposal is consistent with the PPS definition of ‘Employment Area’ and related policies

4.2 Region of Waterloo Official Plan

The Regional Official Plan (“**ROP**”) provides a land use policy framework that implements the PPS in the regional context. The Lands are located within the Urban Area Boundary and

4 Integrated Planning & Public Works

designated Built-Up Area (as shown on ROP Map 2, Urban System). The Lands have also been identified as employment lands and more specifically designated as ‘Provincially Significant Employment Zone’ according to Map 3, Employment Areas. Staff note that as of January 1, 2025, the City of Waterloo is responsible for interpreting the Regional Official Plan (ROP) within the limits of the city.

In staff’s opinion, the application conforms to the ROP for reasons including:

- The proposed rezoning will allow for further employment uses on the Lands and will contribute to a mix and diverse range of employment opportunities throughout Waterloo Region
- The proposed amendment includes a holding provision to address land use compatibility for the more intensive industrial uses
- The proposed development will accommodate employment uses such as light manufacturing and warehousing, on lands with easy access to a Regional Arterial Road

4.3 City of Waterloo Official Plan

The Official Plan designates the Lands as follows:

Official Plan Schedule	Designation
Schedule A: Land Use	Employment
Schedule A2: Employment Areas	Flexible Industrial
Schedule B: City Structure	Minor Corridor
Schedule B1: Height and Density	Medium Rise Employment, 9 Storeys
Schedule B3: Designated Greenfield Area	Built Up Area
Schedule C: District Boundaries	Northland
Schedule E: Road Classification System	Northfield Dr E – Regional Arterial
Schedule F: Active Transportation System	City-Wide Cycling and Multi-Use Routes

The Lands and surrounding properties were recently redesignated from Business Employment to Flexible Industrial in the City of Waterloo Official Plan (“**City OP**”) through OPA 58. The Flexible Industrial designation is intended to accommodate a range of industrial and employment related uses, as outlined in Policy 10.3.3.1(3) of the Official Plan, and to align with the intent of the Employment Area definition of the PPS and the ‘Provincially Significant Employment Zone’ designation of the ROP. The Lands are also designated Medium Rise Employment in the City OP, which contemplates building heights of no greater than 9 storeys.

OPA 58 included extensive modifications and revisions to the City’s Official Plan, including updates to the employment policy framework to be consistent with the PPS. As part of OPA 58, the definition of an “Employment Area” was updated in the Official Plan, and the range of uses permitted within the Flexible Industrial designation was modified to align with this definition.

Policy 2.8.1 of the PPS requires municipalities to plan for a mix and range of employment and mixed uses. This policy also outlines requirements for protected employment areas, including that sufficient land be preserved for manufacturing, research and development, and similar uses, while prohibiting retail and office uses that are not associated with a primary employment function. The updated Flexible Industrial designation is therefore consistent with the policy direction of the PPS.

While the subject and surrounding lands were redesignated to Flexible Industrial through OPA 58, City staff have not yet undertaken a comprehensive update to the City's Zoning By-law No. 2018-050 to fully align the by-law with the updated Official Plan policies. The Applicant has initiated this rezoning application to advance the new Flexible Industrial designation on the property ahead of the City's comprehensive zoning update.

Rezoning the Lands from Business Employment One (E1-27) to Flexible Industrial (E3-27) will implement the current designation in the City OP and it's intended planned function. In addition, the proposed uses will contribute to the City OP objective of maintaining a diverse and balanced employment lands supply to serve the employment needs of the city.

4.4 City of Waterloo Zoning By-law

The Lands are currently zoned Business Employment One (E1-27) which permits various employment and 'light' industrial uses. Warehouse (no retail) is permitted as a complementary use and various commercial uses are listed as ancillary uses. The Applicant is proposing to rezone the Lands to Flexible Industrial (E3-27) which allows for many of the uses that are permitted in the E1 zone as well as more intensive employment and industrial uses such as Pharmaceutical Industry, Truck Depot, Industrial Assembly, Industrial Manufacturing, and Industrial Processing, which are not subject to the 'light' restriction.

Through this Zoning By-Law Amendment Z-26-07, the Applicant is requesting approval to rezone the lands to Flexible Industrial (E3-27) with the following site-specific provisions:

- Permit 'light' industrial assembly, 'light' industrial manufacturing, and 'light' industrial processing as primary uses
- Permit office as an ancillary use to a maximum of 25% of the floor area
- Apply a Holding (H) provision to require a land use compatibility study for the following uses:
 - Industrial Assembly
 - Industrial Manufacturing
 - Industrial Processing
 - Pharmaceutical Industry
 - Truck Depot

4.4.1 'Light' Industrial Uses

The Applicant is requesting site specific provisions to permit Light Industrial Manufacturing, Light Industrial Assembly, and Light Industrial Processing in the E3 zone, similar to what is permitted in the E1 zone. While the E3 zone permits Industrial Assembly, Industrial Manufacturing, and Industrial Processing, the addition of 'Light' protects for land use

compatibility with sensitive uses. The term 'light' is a defined term within the Zoning By-law as follows:

LIGHT

in reference to:

- INDUSTRIAL MANUFACTURING
- INDUSTRIAL ASSEMBLY
- INDUSTRIAL PROCESSING

means an industrial use which:

- a.) is wholly enclosed within a BUILDING, except for PARKING SPACES and LOADING SPACES; and
- b.) in its operation does not result in emissions from the BUILDING of odours, fumes, noise, cinder (including smoke, soot, ash), dust, vibrations, heat, glare (lighting), or electrical interference.

The Lands are located on the periphery of the employment area and in proximity to residential uses. The request to permit 'light' industrial uses means such uses must operate entirely within a building, not result in emissions, and reduce impacts on any surrounding sensitive land uses. As Light Industrial Manufacturing, Light Industrial Assembly and Light Industrial Processing were uses already permitted on the Lands and in the surrounding area through the E1 zone, staff find it appropriate to continue to permit those uses on the Lands. Staff have no objection to this proposed amendment.

4.4.2 Office as an ancillary use

The Applicant has proposed a site-specific regulation to permit Office as an ancillary use to a maximum of 25% of the building floor area. The E3 zone currently lists Office as a primary use, however, the updated employment area policies within the City OP and PPS 2024 restrict office uses to only those associated with primary employment uses. City staff have not yet completed a comprehensive update to Zoning By-law No. 2018-050 to reflect said policies. The Applicant is proposing to include Office as an ancillary use to align with the policies. Staff do not object to the request to allow Offices as an ancillary use to permitted primary uses, to a maximum of 25% of the building floor area.

4.4.3 (H) Holding symbol for specific uses

A Holding (H) provision is proposed to address land use compatibility for specific uses in the E3 zone.

When evaluating land use compatibility, the Province's Guideline D-6: "Compatibility between Industrial Facilities" ("**D-6 Guideline**") apply which classifies industrial uses into three (3) categories and outlines the characteristics and types of uses that would fall under each category. The D-6 Guideline also outlines separation distances and potential influence areas based on the different classes of industrial uses to ensure sufficient separation is provided from sensitive uses such as residential. The subject property is approximately 35 metres from the nearest residential property and 30 metres from the municipal park across Northfield Dr E, therefore, any uses that fall within the Class II and III categories of the D-6 Guideline will require a more in depth analysis of land use compatibility to ensure there are no adverse impacts on the sensitive uses.

The Applicant has provided a list of uses that they have identified, in their opinion, as being potential Class II and III uses. These uses include: Industrial Assembly, Industrial Manufacturing, Industrial Processing, Truck Depot, and Pharmaceutical Industry.

Staff have analyzed the list of uses in the E3 zone in the context of the D-6 Guideline to ensure all uses with the potential to create land use compatibility concerns are addressed through the holding (H) provision. Through staff's review, additional uses have been identified as Class II or III under the D-6 Guideline, and specific uses with potential to create noise impacts. In addition to the list provided by the Applicant, staff are recommending that the following uses also be subject to the holding (H) provision for purposes of land use compatibility and noise:

- ARTIST STUDIO (CLASS B)
- AUTOMOBILE SERVICE CENTRE
- CUSTOM SERVICE SHOP
- Dry Cleaning and Laundry Facility
- FOOD AND BEVERAGE MANUFACTURING INDUSTRY
- LABORATORY
- PET SERVICES (CLASS B)
- MAKERSPACE (CLASS B)

Staff recognize the need to consider land use compatibility when evaluating planning applications and find the proposed approach to applying a holding (H) provision to require a land use compatibility study for specific uses to be reasonable in this instance, to ensure future land use changes are adequately evaluated for compatibility with nearby sensitive uses.

Subject to the addition of the aforementioned uses, staff have no objections to the proposed amendment to apply a holding symbol to specific uses for the purposes of land use compatibility.

SECTION 5 – CONCLUSION

Based on a review of the application, staff support Zoning By-law Amendment Z-26-07 as set out in Section 6 of report IPPW2026-029, for reasons including:

- The application is consistent with the Provincial Planning Statement, 2024.
- The proposed amendment conforms to the Regional Official Plan.
- The proposed amendment conforms to the City's Official Plan.
- The recommended site-specific zoning amendments are minor in nature, appropriate for the orderly development of the lands, and will implement safeguards to ensure potential impacts on nearby sensitive land uses are evaluated, where applicable.
- The proposed development will contribute to a diversified economy and protect the long-term employment functions of the property.

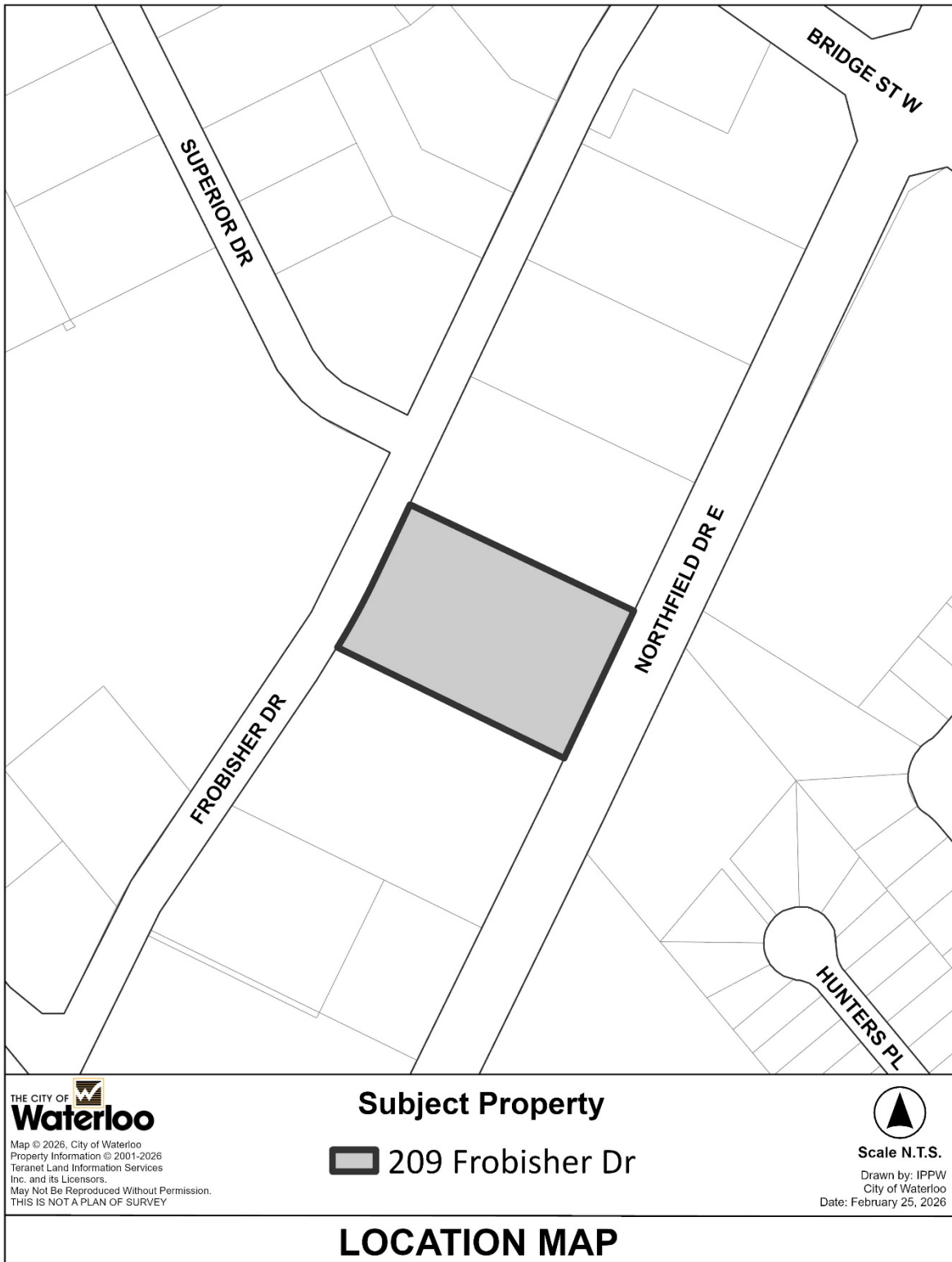
SECTION 6 – RECOMMENDATION

- A. That the City's Director of Planning, under delegated authority pursuant to By-law No. 2023-073, approve Zoning By-Law Amendment Z-26-07, 1001166682 Ontario Inc., for the lands municipally known as 209 Frobisher Drive and identified as "209 Frobisher Dr" on Map 1 to report IPPW2026-029 (the "**Lands**"), as set forth in Appendix B attached hereto.

Submitted by:

Janine Fletcher, BES
Senior Development Planner
Development Planning, IPPW
Janine.fletcher@waterloo.ca

MAP 1
Location Map



APPENDIX A

Public, Agency, and Staff Comments

Internal Commentors	
Fire	No Comments
Building	No Comments
Engineering	No Comments. Applicant is advised that future site plan and/or building permit applications may require confirmation of sufficient servicing capacity.
Landscape	No Comments
Urban Design	No Comments
Heritage	No Comments
Roads	No Comments
Community Planning	One of the proposed site-specific regulations relates to permitting ancillary office uses to a maximum of 25% of the gross building floor area. Community Planning staff are of the opinion that this provision may be appropriate, provided that the implementing zoning by-law clearly specifies that any ancillary office use <u>must be directly associated with the primary Flexible Industrial</u> use on the site. Stand-alone office uses, or office uses not associated with a permitted primary use, are no longer permitted within the Flexible Industrial designation, in accordance with the direction of PPS 2024. Community Planning staff support the retention of employment-related uses on the subject site and the application of the E3 zoning category. As a comprehensive update to the City's Employment zones has not yet been completed, the site-specific application of the E3 zone is considered appropriate and consistent with the intent of the updated Employment Area framework established through the revised Official Plan.
Economic Development	As identified in the City Commercial and Employment Area policy review undertaken for the Official Plan update, it has been identified that the City does not have adequate land to meet future growth needs. The updated OP provisions reflect work that was undertaken by planning in consultation with Economic Development to maximize future intensification and use of existing land. The recent pressures for conversions in MTSAs the City has been receiving as applications represent significant loss of land and/or facilities that are appropriate for manufacturing and warehousing, increasing the need to accommodate these uses in other areas. In addition, as a team we field calls from numerous businesses seeking locations to expand and the building that is existing on the parcel is a target size for many scaling companies. By expanding the permitted uses in accordance with the new Official Plan, it will increase the opportunities within a limited landscape of available properties with full E3 permissions. It is hoped that this will help retain companies in Waterloo to expand locally.

11 Integrated Planning & Public Works

	Economic Development would like to express support for this application.
Environmental Planning	No Comments

External Commentors	
Region of Waterloo	Water Services Regional Staff have no concerns with the proposed application as no new development is proposed. The owner/applicant should be made aware that this development is located within the Mannheim Service Area and that future applications proposing new net water demand may be impacted by the water servicing capacity constraint. Regional Staff are working expeditiously to evaluate the situation and understand the magnitude of the concerns to be able to provide comments relating to water servicing capacity.
GRCA	Not within a GRCA-regulated area. No comments
WCDSB	Any Education Development Charges shall be collected prior to the issuance of a building permit(s).
WRDSB	<i>No comments received</i>
Telus	TELUS has no underground infrastructure in the area.
Rogers	<i>No comments received</i>
Canada Post	No comment
Enova Power	No comment
Hydro One	<i>No comments received</i>
Infrastructure Ontario	<i>No comments received</i>
MPAC	<i>No comments received</i>
Enbridge Gas	<i>No comments received</i>

Public Comments

The following are direct quotes from written correspondence submitted by the public:

Position	Comments
Not Support	"Although my property is not immediately adjacent to the site, it is located within the same Northfield employment corridor, and any increase in industrial intensity will directly affect both my property value and the quality of life for my tenant. The proposed change from E1-27 to Flexible Industrial (E3-27) raises concerns about increased truck traffic, noise, operational hours, and general industrial activity that could negatively impact nearby residential buildings. As a landlord, I am responsible for ensuring my tenant's quiet enjoyment of the property. Industrial intensification in this area may lead to increased noise, congestion, and environmental impacts that could reduce tenant satisfaction and increase turnover. These factors also have a direct impact on the long-term value and marketability of my unit.

12 Integrated Planning & Public Works

	Given that the application includes a Holding symbol requiring a land-use compatibility study, I request that: 1. A full compatibility study be completed before any zoning approval is granted, not afterward. 2. This application be referred to Waterloo City Council, as the proposed change is not minor in nature. 3. A public meeting be held to allow affected residents and property owners to provide input. 4. I be added to the notification list for all decisions related to this application."
Mixed	"I understand the proposed rezoning to Flexible Industrial use. I would like to express some concerns regarding how this change may impact nearby residents, particularly in terms of: - Increased truck traffic and road safety - Noise levels, especially during early morning or late evening hours - Outdoor lighting and overnight operations. Given the proximity to residential units, I would appreciate careful consideration of these factors and any mitigation measures (such as restrictions on hours of operation, noise control, and traffic management)."
Mixed	"Our house of 34 years is very close to the subject property re zoning amendment Z-26-07 The only issue I have concern with is, will this new zoning create any noise? The industrial noise in that area created (primarily in summer) can affect our backyard enjoyment. We already have a noise issue with Fischer Gauge on the other side of Frobisher. Mainly on summer evenings when they have their large doors open. We hear every pager announcement and ringing phone within the facility."
Not Support	"I am unclear what the purpose of re-zoning is, given that the applicant has not fully stated what they intend to do if the lands are re-zoned. There is a brief mention of potential warehouse expansion, but the perceived benefit(s) for the applicant, city, and surrounding areas are not clearly stated. I also do not understand why this particular area of land is requesting to be re-zoned, given the surrounding lands are all the same (E1-27). Again, with unclear rationale from the applicant, I have no reason to support this application given that they provided extremely poor rationale. Additionally, I am concerned that this flexible industrial permit allows for data centres to be built. With the rapid and forceful expansion of AI, I am extremely against any sort of data centre being brought into the region. Beside the immense negative impacts AI has continued to have on human intelligence and health, AI data centres consume an immense amount of electricity and water, and produce pollution and cause a significant increase in utility costs (e.g., hydro) for the average household within the surrounding area. While I understand that this zoning amendment does not necessarily mean that a data centre of this nature will be built, I do not want the

13 Integrated Planning & Public Works

	possibility of this occurring. Given the extremely vague language used in the applicant's documentation, I am unsure how this amendment would align with the city's plans concerning growth and continual improvement of the quality of life for its citizens. It would be in the city's best interest to deny this application."
--	---

APPENDIX B
Draft By-law

EXPLANATORY NOTE

By-law No. 2026 - _____

209 Frobisher Dr

Zoning By-law Amendment Z-26-07

1001166682 Ontario Inc.

IPPW2026-029

By-law 2018-050 is a Zoning By-law controlling land use development within the City of Waterloo. By-law 2026 - _____ amends By-law 2018-050 for the lands known municipally as 209 Frobisher Dr (the “Lands”), as shown on the attached Key Map.

The purpose of the amending by-law is to rezone the lands from Business Employment One (E1-27) to (Holding) Flexible Industrial ((H)E3-27), add Site Specific Exception C306 to provide site specific provisions to allow ‘Light’ Industrial uses, permit Office as an ancillary use and apply a Holding symbol for specific uses.

If you require further information or have any questions, please contact the City of Waterloo’s Planning Division at 519-747-8752.

Prepared By:

Janine Fletcher

Senior Development Planner

Planning Division

City of Waterloo

Janine.Fletcher@waterloo.ca



THE CORPORATION OF THE CITY OF WATERLOO

BY-LAW NO. 2026 –

BY-LAW TO AMEND BY-LAW NO. 2018-050, BEING A ZONING BY-LAW CONTROLLING LAND USE DEVELOPMENT WITHIN THE CITY OF WATERLOO

209 Frobisher Dr

WHEREAS:

1. By-law 2018-050 was passed by the Council of The Corporation of The City of Waterloo on September 10, 2018 and is in full force and effect, as amended.
2. Section 39.2 the Planning Act, R.S.O. 1990 c.P.23, as amended, (the “**Act**”) enables the council of a local municipality to delegate the authority to pass certain by-laws under Section 34 of the Act that are of a minor nature.
3. The Council of The Corporation of The City of Waterloo passed By-law 2023-073 pursuant to Section 39.2 of the Act to delegate to the City’s Director of Planning the authority to approve an application and/or pass a by-law to amend the Zoning By-law that is of a minor nature pursuant to Section 34 and 39.2 of the Planning Act.
4. The Director of Planning of the City of Waterloo deems the proposed amendment to be minor and deems it desirable to pass this By-law amending the Zoning By-law with respect to lands municipally known as 209 Frobisher Dr as identified on Schedule ‘A’ attached hereto (the “**Lands**”).

THEREFORE THE DIRECTOR OF PLANNING OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:

1. That Zoning By-law 2018-050 is hereby amended by changing the zoning on Schedule ‘A’ (Zoning Map) of Zoning By-law 2018-050 for the lands identified as “Lands to be rezoned from Business Employment One (E1-27) to (Holding) Flexible Industrial ((H)E3-27) with site specific provisions in C306” on Schedule

‘A’ attached hereto from “Business Employment One” (E1-27) to “(Holding) Flexible Industrial” ((H)E3-27), with site specific provisions.

2. That Zoning By-law 2018-050 is hereby amended by adding Site Specific Exception "C306" to Schedule ‘C’ of By-law 2018-050 as set forth in Schedule ‘B’ attached hereto.
3. That Zoning By-law 2018-050 is hereby amended by adding Site Specific Exception "C306" to the map attached as Schedule ‘C1’ to Zoning By-law 2018-050 for the lands identified as “Lands to be rezoned from Business Employment One (E1-27) to (Holding) Flexible Industrial ((H)E3-27) with site specific provisions in C306” on Schedule ‘A’ attached hereto.
4. This by-law shall come into force and effect on the date of its final passing by the Director of Planning of the City of Waterloo, subject to the provisions of the Planning Act, R.S.O.1990, c.P.13 and amendments thereto.

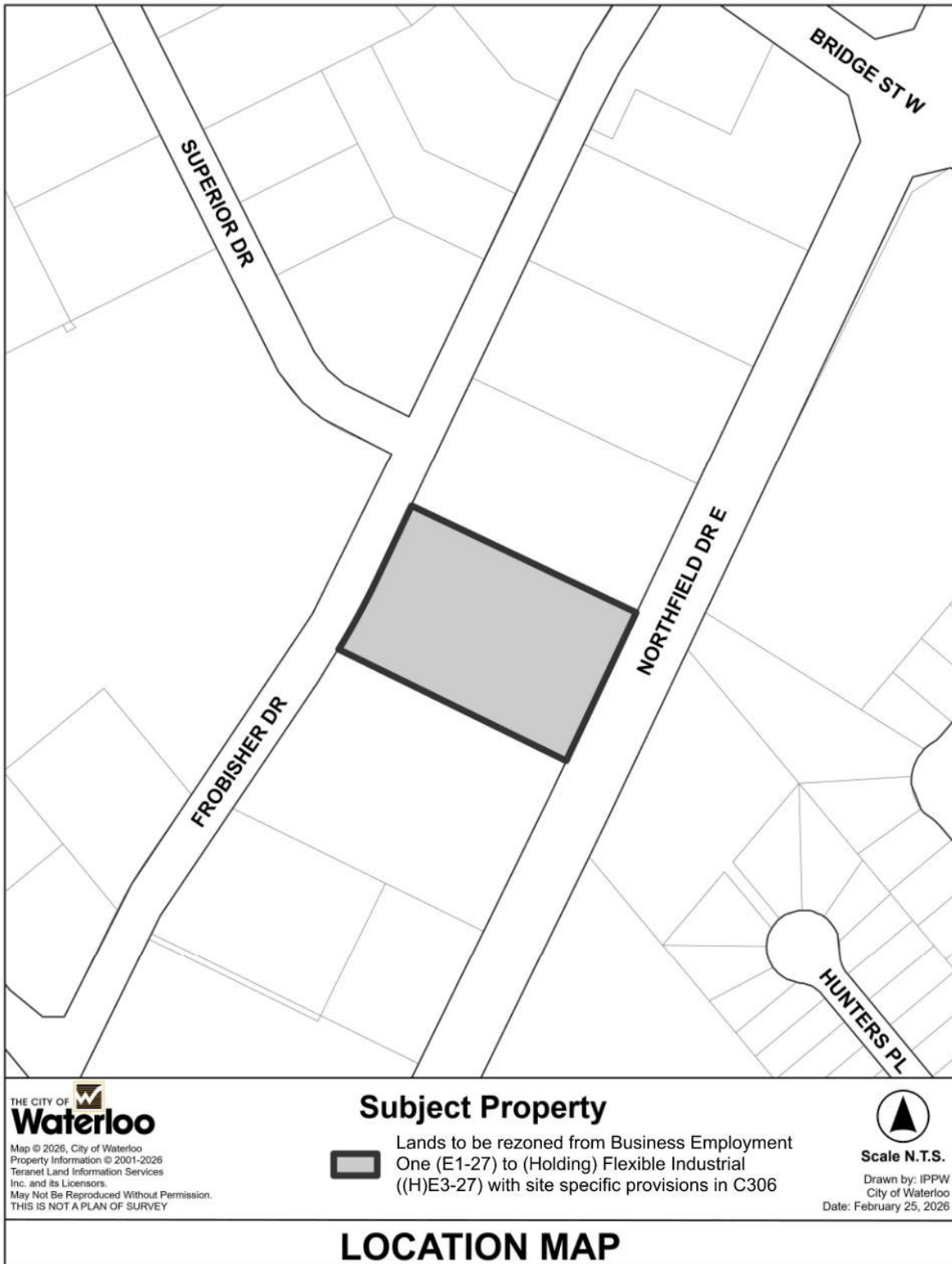
Enacted this _____ day of _____, 2026.

J. Cotter, Director of Planning

J. Finley-Swaren, City Clerk

Schedule 'A'

This is Schedule 'A' to By-law 2026 - ____ passed on this ____ day of _____, 2026



Schedule 'B'

This is Schedule 'B' to By-law 2026 - ____ passed on this ____ day of _____, 2026

Exception	Address	Zoning	File Reference
C306	209 Frobisher Dr	(H)E3-27	Z-26-07

Location: 209 Frobisher Drive, as shown on Schedule 'C1' of this BY-LAW.

Site Specific Regulations:

- i. Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands known municipally as 209 Frobisher Drive, shown on Schedule 'C1' to this BY-LAW as C306 (the "**Lands**"):
 - A. Notwithstanding anything to the contrary, in addition to those USES identified in Section 9.3.1.1, the following primary USES shall be permitted:
 - 'LIGHT' INDUSTRIAL ASSEMBLY
 - 'LIGHT' INDUSTRIAL MANUFACTURING
 - 'LIGHT' INDUSTRIAL PROCESSING
 - B. Notwithstanding anything to the contrary, OFFICE shall only be permitted as an ancillary use, meaning the OFFICE use shall be subordinate and incidental to, and directly associated with, a USE permitted in section 9.3.1.1 (excluding OFFICE) or subsection A. above.
 - C. Ancillary OFFICE (maximum): An ancillary OFFICE use shall not exceed twenty five percent (25%) of the total BUILDING FLOOR AREA occupied by the associated USE permitted in section 9.3.1.1 (excluding OFFICE) or subsection A. above.
 - D. A holding symbol (H) is hereby applied to the Lands, known as 209 Frobisher Drive:
 - (a) Notwithstanding anything to the contrary, the following USES shall not be permitted until such time as the holding symbol is removed:
 - ARTIST STUDIO (CLASS B)
 - AUTOMOBILE SERVICE CENTRE
 - CUSTOM SERVICE SHOP
 - Dry Cleaning and Laundry Facility
 - FOOD AND BEVERAGE MANUFACTURING INDUSTRY
 - INDUSTRIAL ASSEMBLY
 - INDUSTRIAL MANUFACTURING
 - INDUSTRIAL PROCESSING
 - LABORATORY
 - MAKERSPACE (CLASS B)
 - PET SERVICES (CLASS B)
 - PHARMACEUTICAL INDUSTRY
 - TRUCK DEPOT

- (b) For purposes of clarity, the holding symbol shall not apply to the USES specified in subsection A. above.
- (c) Prior to the passing of a by-law to remove the holding symbol, in whole or in part, the owner of the Lands shall:
 - i. Demonstrate compliance with the Provincial D-6 Guideline: "Compatibility Between Industrial Facilities and Sensitive Land Uses" to the satisfaction of the CITY; and
 - ii. Demonstrate compliance with the Ministry of the Environment, Conservation and Parks' Environmental Noise Guideline NPC-300, to the satisfaction of the CITY.