

By-law No. Z.-1-13_____

A by-law to amend Section 2 (Definitions), Section 4 (General Provisions), Section 28 (Restricted Service Commercial (RSC) Zone), and Section 40 (Light Industrial (LI) Zone) of By-law No. Z.-1 to address Self-storage Establishments in the City of London.

WHEREAS **The Corporation of the City of London** wants to add new provisions within By-law No. Z.-1 pertaining to the location of Self-storage Establishments within the City of London;

AND WHEREAS upon approval of Official Plan Amendment Number 558 this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Section Number 2, Definitions, to By-law No. Z.-1 is amended by deleting the existing definition for “Warehouse Establishment” and replacing it with: “means a building or part thereof used for the storage of goods for remuneration or the storage of goods which will be sold elsewhere or, subsequently, transported to another location for sale or consumption. This does not include Self-storage Establishments.”

2. Section Number 4.19b) of the General Provisions is amended by adding the following as a new parking standard in the appropriate alphabetical location for both Parking Standard Area 2 and Parking Standard Area 3:

Self-storage Establishments	1 per 1000m ²
-----------------------------	--------------------------

3. Section Number 28.2 1) of the Restricted Service Commercial (RSC) Zone is amended by adding the following as a permitted use to the RSC1 zone variation:

- 1) RSC1
 - q) Self-storage Establishments

4. Section Number 28.2 4) of the Restricted Service Commercial (RSC) Zone is amended by adding the following as a permitted use to the RSC4 zone variation:

- 4) RSC4
 - n) Self-storage Establishments

5. Section Number 28.2 5) of the Restricted Service Commercial (RSC) Zone is amended by adding the following as a permitted use to the RSC5 zone variation:

- 5) RSC5
 - r) Self-storage Establishments

6. Section Number 28.3 of the Restricted Service Commercial (RSC) Zone is amended by adding the following regulations to apply to the RSC1, RSC4 AND RSC5 zone variations.

3) RSC1, RSC4 AND RSC5 LANDSCAPED OPEN SPACE (%) MINIMUM

The minimum (%) landscaped open space for specific individual uses shall be as follows:

- a) Self-storage Establishments 10%

4) RSC1, RSC4 AND RSC5 LOT COVERAGE (%) MAXIMUM

The maximum [open](#) storage for specific individual uses shall be as follows:

- a) Self-storage Establishments 60%

5) RSC1, RSC4 AND RSC5 OPEN STORAGE (%)

The maximum [open](#) storage for specific individual uses shall be as follows:

- a) Self-storage Establishments 40%

6) RSC1, RSC4 AND RSC5 SETBACK FOR OPEN STORAGE (m) MINIMUM

The minimum setback for open storage for specific individual uses shall be as follows:

- a) Self-storage Establishments
 - i) Open storage is prohibited in front & exterior side yards
 - ii) In rear & interior side yards:
 - a) 15.0m (49.2 feet) plus the applicable rear & interior side yard depth when abutting a residential zone.
 - b) 9.0m (29.5 feet) plus the applicable rear & interior side yard depth when abutting any non-residential zone and 0.0 metres within the same RSC zone.

7. Section Number 28.3 of the Restricted Service Commercial (RSC) Zone is amended by adding to Table 28.3 the words “(See Section 28.3(3) for Self-storage Establishments)” to row 8 columns B through G as illustrated below.

A		B	C	D	E	F	G
8	LANDSCAPED OPEN SPACE (%) MINIMUM	15 (See Section 28.3(3) for Self-storage Establishments)					

8. Section Number 28.3 of the Restricted Service Commercial (RSC) Zone is amended by adding to Table 28.3 the words “(See Section 28.3(4) for Self-storage Establishments)” to row 9 columns B through G as illustrated below.

A		B	C	D	E	F	G
9	LOT COVERAGE (%) MAXIMUM	30 (See Section 28.3(4) for Self-storage Establishments)					

9. Section Number 28.3 of the Restricted Service Commercial (RSC) Zone is amended by adding to Table 28.3 the words “(See Section 28.3(5) for Self-storage Establishments)” to the cells in row 13 columns B, E and F as illustrated below.

A		B		E		F	
13	OPEN STORAGE (%) MAXIMUM	5 (See Section 28.3(5) for Self-storage Establishments)		5 (See Section 28.3(5) for Self-storage Establishments)		15 (See Section 28.3(5) for Self-storage Establishments)	

10. Section Number 28.3 of the Restricted Service Commercial (RSC) Zone is amended by adding to Table 28.3 a new line “14” as illustrated below.

A		B	C	D	E	F	G
14	SETBACK FOR OPEN STORAGE	See Section 28.3(6)	N/A	N/A	See Section 28.3(6)	See Section 28.3(6)	N/A

15. Section Number 40.3 of the Light Industrial (LI) Zone is amended by adding a new column “K” for the LI10 zone variation as illustrated below.

A			K
1	ZONE VARIATIONS		LI10
2	PERMITTED USES		See Section 40.2(10)
3	LOT AREA (m ²) MINIMUM		1800
4	LOT FRONTAGE (m) MINIMUM		30.0
5	FRONT & EXTERIOR SIDE YARD DEPTH (m) MINIMUM		6.0 metres (19.7 feet) plus 1.0 metre (3.3 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)
6	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	15.0
7		ABUTTING A NON-RESIDENTIAL ZONE	1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof, but in no case less than 4.5 metres (14.8 feet)
8	YARD DEPTH REQUIREMENT ADJACENT TO A RAILWAY LINE OR SPUR LINE		0.0
9	LANDSCAPED OPEN SPACE (%) MINIMUM		10
10	LOT COVERAGE (%) MAXIMUM		60
11	HEIGHT (m) MAXIMUM		15.0
12	OPEN STORAGE (%) MAXIMUM		40
13	GROSS FLOOR AREA FOR SPECIFIC USES (m ²) MAXIMUM		N/A
14 Z.-1- 95320	TOTAL GROSS FLOOR AREA FOR ALL OFFICE USES (m ²) MAXIMUM		N/A
15	SETBACK FOR OPEN STORAGE	IN EXTERIOR SIDE YARD & FRONT YARD	Open storage Prohibited
		IN INTERIOR SIDE YARD & REAR YARD ABUTTING A RESIDENTIAL ZONE	15.0m (49.2 feet) in addition to the applicable interior side yard & rear yard depth.
		IN INTERIOR SIDE YARD & REAR YARD ABUTTING A NON-RESIDENTIAL ZONE	9.0m (29.5 feet) in addition to the applicable interior side yard & rear yard depth.

16. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

17. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 17, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - September 17, 2013
Second Reading - September 17, 2013
Third Reading - September 17, 2013