

Bill No. 190  
2014

By-law No. Z.-1-14\_\_\_\_\_

A by-law to amend Section 2 (Definitions), Section 40 (Light Industrial (LI) Zone) and Section 41 (General Industrial (GI) Zone) of By-law No. Z.-1 to address non-industrial uses in the City of London.

WHEREAS **The Corporation of the City of London** intends to add new regulations in By-law No. Z.-1 pertaining to non-industrial uses within industrially designated areas within the City of London;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_ these zoning changes will conform to the Official Plan;

AND WHEREAS the Municipal Council has recently approved zoning changes on the properties located at 1920 and 1930 Blue Heron Drive, 1828 Blue Heron Drive, 1615 North Routledge Park, 1565 North Routledge Park, 1069 Clarke Road, and 1030 Elias Street that would not be consistent with these changes, these properties located at 1920 and 1930 Blue Heron Drive, 1828 Blue Heron Drive, 1615 North Routledge Park, 1069 Clarke Road, and 1030 Elias Street are exempt from this By-law.

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

1. Section 2 (Definitions) of Zoning By-law Z.-1 is amended by adding the sentence: "*This does not include a Place of Worship.*" to the end of the definition for "ASSEMBLY HALL".

2. Section 2 (Definitions) of Zoning By-law Z.-1 is amended by deleting the existing definition for "CHURCH".

3. Zoning By-law Z.-1 is amended by, deleting each instance of the text "church" and replacing with the text "place of worship" and deleting each instance of the text "churches" and replacing with the text "places of worship".

4. Section 2 (Definitions) of Zoning By-law Z.-1 is amended by adding as a new definition for "PLACE OF WORSHIP" the following:

*"PLACE OF WORSHIP" means a building, including but not limited to churches, synagogues, mosques, gurdwaras, mandirs, longhouses and temples, owned or occupied by a religious congregation or religious organization and dedicated exclusively to worship and related religious, social and charitable activities, with or without a hall, auditorium, convent, monastery, office of a faith leader, cemetery, school, day care or a dwelling unit for the faith leader as uses accessory thereto.*

5. Section 40.3 2) (Regulations) of the Light Industrial (LI) Zone of Zoning By-law Z.-1 is amended by deleting the existing regulations and adding the following new regulation.

1) RETAIL SALES AS AN ANCILLARY USE

Retail sales of goods are permitted as an ancillary use to manufacturing and assembly; food, tobacco and beverage processing; printing, reproduction and data processing and processed good industries provided that;

- a) the ancillary use is located within the main building or unit occupied by the industrial use;
- b) the ancillary use does not exceed 25% of the gross floor area (GFA) of the unit or 100m<sup>2</sup> (1076 sq. ft.) and does not exceed 30 m<sup>2</sup> (323 sq. ft.) in total if retail goods are not manufactured on site;

- c) the ancillary retail use provide off-street parking spaces at the retail rate in Section 4.19 (Parking) of this By-law; and,
- d) the ancillary retail use is accessible via the front of the building.

6. Section 40.3 (Regulations) of the Light Industrial (LI) Zone of Zoning By-law Z.-1 is amended by adding the following new regulation.

\_) SECONDARY USES

- a) The following uses may not locate within 300m of any General Industrial (GI) Zone variation or any Heavy Industrial (HI) Zone variation and are required to have access from an arterial or primary collector road:
  - i) Assembly halls;
  - ii) Places of Worship;
  - iii) Commercial recreation establishments;
  - iv) Day care centres;
  - v) Private clubs;
  - vi) Private parks;
  - vii) Clinics;
  - viii) Convenience service establishments;
  - ix) Convenience stores;
  - x) Day care centres;
  - xi) Financial institutions;
  - xii) Medical/dental offices;
  - xiii) Personal service establishments;
  - xiv) Restaurants.
  - xv) Hotels; and
  - xvi) Motels.
- b) Section 40.3 ( ) a) does not apply to the properties located at 1920 and 1930 Blue Heron Drive, 1828 Blue Heron Drive, 1615 North Routledge Park, 1565 North Routledge Park, 1069 Clarke Road, and 1030 Elias Street.

7. Table 40.3 (Regulations) of the Light Industrial (LI) Zone of Zoning By-law Z.-1 is amended by adding to Table 40.3 row 2 columns B, C, D, E, F, G, H, I, J and K the words “and Section 40.3” as illustrated below

|   | A              | B                                    | C                                    | D                                    | E                                    | F                                    | G                                    | H                                    | I                                    | J                                    | K                                     |
|---|----------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------------------|
| 2 | PERMITTED USES | See Section 40.2(1) and Section 40.3 | See Section 40.2(2) and Section 40.3 | See Section 40.2(3) and Section 40.3 | See Section 40.2(4) and Section 40.3 | See Section 40.2(5) and Section 40.3 | See Section 40.2(6) and Section 40.3 | See Section 40.2(7) and Section 40.3 | See Section 40.2(8) and Section 40.3 | See Section 40.2(9) and Section 40.3 | See Section 40.2(10) and Section 40.3 |

8. Section 41.2 1) (Permitted Uses) of the General Industrial (GI) Zone, to By-law No. Z.-1 is amended by deleting the words “e) commercial recreation establishments” and “j) private clubs” from the GI1 zone variation.

9. Section 41.3 (Regulations) of the General Industrial (GI) Zone of Zoning By-law Z.-1 is amended by deleting the existing regulations and adding the following new regulations.

“2) RETAIL SALES AS AN ANCILLARY USE

Retail sales of goods are permitted as an ancillary use to manufacturing and assembly; food, tobacco and beverage processing; printing, reproduction and data processing and processed good industries provided that;

- a) the ancillary use is located within the main building or unit occupied by the industrial use;
- b) the ancillary use does not exceed 25% of the gross floor area (GFA) of the use of unit or 100m<sup>2</sup> (1076 sq. ft.) and does not exceed 30 m<sup>2</sup> (323 sq. ft.) in total if retail goods are not manufactured on site;
- c) the ancillary retail use provide off-street parking spaces at the retail rate in Section 4.19 (Parking) of this By-law; and,
- d) the ancillary retail use is accessible via the front of the building.”

10. 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 April 1, 2014.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - April 1, 2014  
Second Reading - April 1, 2014  
Third Reading - April 1, 2014