

Bill No. 239
2015

By-law No. Z.-1-152403

A by-law to amend By-law No. Z.-1 to amend the regulations related to greenhouses.

WHEREAS the City of London has conducted a review of the zoning regulations for greenhouses;

AND WHEREAS this zoning by-law amendment conforms to the Official Plan;

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

1) Section Number 2 "Definitions" is amended by adding the following new definitions in the appropriate alphabetical location:

"GREENHOUSE" means a building or structure used for the growing of plants, shrubs, trees and similar vegetation in a climatically controlled environment constructed primarily from a translucent building material. A greenhouse of less than 10 square meters is considered an accessory structure in accordance with Section 4.1 of this by-law.

"GREENHOUSE FARM" means an agricultural use in which the predominant activity is the growing of crops within a greenhouse. A greenhouse farm may include packing, loading, shipping and any other ancillary facilities required to support the growing and wholesale of the crops grown in the facility. A greenhouse farm may include a SECONDARY FARM DWELLING as an accessory use. A greenhouse farm does not include a COMMERCIAL GREENHOUSE on site or any other retail use.

2) Section Number 4.1 "Accessory Uses" of the "General Provisions" is amended by adding the word "greenhouses," after the word "barns," and before the word "stables" in paragraph 2) Lot Coverage.

3) Section Number 4.19 "Parking" of the "General Provisions" is amended by adding the following new parking standard in the appropriate alphabetical location under paragraph 10) Parking Standards, b):

Greenhouse Farm	1 per 20,000m ²
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4) Section Number 45.2 "Permitted Uses" of the "Agricultural (AG) Zone" is amended by adding the following to the list of permitted uses in the AG1 zone variation:

_) Greenhouse Farm

5) Section Number 45.2 "Permitted Uses" of the "Agricultural (AG) Zone" is amended by removing the following from the list of permitted uses in the AG2 zone variation:

d) Commercial greenhouse

6) Section Number 45.2 "Permitted Uses" of the "Agricultural (AG) Zone" is amended by adding the following to the list of permitted uses in the AG3 zone variation:

_) Commercial greenhouse

7) Section Number 45.3 "Regulations" of the "Agricultural (AG) Zone" is amended by adding the following new regulations:

10) GREENHOUSE FARM

Notwithstanding Table 45.3, the following additional regulations apply to a Greenhouse Farm.

- a) Maximum Lot Coverage 70% (including all additional accessory uses).
- b) Where ventilation fans are used, the setback requirement shall be 10 meters in

addition to the required yard depth otherwise set out in Table 45.3 for the yard where the fans are located.

- c) The outdoor storage of goods, materials or supplies is only permitted in rear yards and that part of the front yard or side yard which is not part of the required front yard or side yard setback.
 - d) If provided, manure storage and anaerobic digesters shall meet the MDS II setbacks as determined by the appropriate Minimum Distance Separation (MDS) formula.
 - e) No storage of manure, compost or other odoriferous and combustible materials is permitted within 30 metres of a road allowance, a watercourse, stormwater facility, a neighbouring residential use or a residential use on the site including a secondary farm dwelling.
 - f) The secondary farm dwelling on the site shall be located in a front or exterior side yard.
 - g) A greenhouse farm that uses artificial lighting for growing purposes shall locate the lighted portion of the greenhouse a minimum distance of 150 metres from any residential use on an adjacent lot and 300 metres from any residential zone.
 - h) Packing, Shipping and Loading Facilities
 - i. Packing, shipping and loading facilities are not to exceed 5% of the size of the growing portion of a greenhouse farm.
 - ii. Packing, shipping and loading facilities are to have 30 m minimum setback from all lot lines or 45 m from the nearest residential use on a separate lot whichever is greater.
 - iii. Additional parking for tractor trailers is to be provided at a rate of 1 parking space per packing bay.
- 8) 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.

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 June 10, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - June 10, 2015
Second Reading - June 10, 2015
Third Reading - June 10, 2015