

Bill No. 131
2017

By-law No. Z.-1-17 _____

A by-law to amend By-law No. Z.-1 to amend Section 2 (Definitions), Section 4 (General Provisions), Section 20 (Downtown Area (DA1) Zone variation), Section 20 (Downtown Area (DA2) Zone variation), Section 25 (Business District Commercial (BDC) Zone variation), Section 26 (Arterial Commercial (AC4) Zone variation), and Section 40 (Light Industrial (LI1) Zone variation) to add artisan uses and regulations 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 artisanal uses within commercially and industrially designated areas within the City of London;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Section 2 (Definitions) is amended by adding as a new definition for “ARTISAN WORKSHOP” the following:

“ARTISAN WORKSHOP” means an establishment used for the processing or manufacturing of specialty or craft goods, including food and non-alcoholic beverages, by the use of hand tools or small-scale, light mechanical equipment.

2. Section 2 (Definitions) is amended by adding as a new definition for “CRAFT BREWERY” the following:

“CRAFT BREWERY” means an establishment used for the processing of specialty or craft beer, cider, wine and/or spirits.

3. Section 2 (Definitions) is amended by adding the following sentence after the last sentence of the definition of “CUSTOM WORKSHOP”:

“This may include an artisan workshop.”

4. Section 4.19 10) b) (Parking Standards Areas 2 and 3) is amended by adding the following new regulation:

	Parking Standard Area 2	Parking Standard Area 3
Artisan Workshop	1 per 100m ² (1,076 sq ft) for processing/manufacturing, plus 1 per 25m ² (269 sq ft) for retail area/restaurant	1 per 100m ² (1,076 sq ft) for processing/manufacturing, plus 1 per 15m ² (161 sq ft) for retail area/restaurant
Craft Brewery	1 per 100m ² (1,076 sq ft) for processing, plus 1 per 25m ² (269 sq ft) for retail area/restaurant	1 per 100m ² (1,076 sq ft) for processing, plus 1 per 15m ² (161 sq ft) for retail area/restaurant

5. Section 20.2 (Permitted Uses) of the Downtown Area (DA) Zone is amended by adding the following uses:

“DA1
_) Artisan Workshop
_) Craft Brewery”

6. Section 20.2 (Permitted Uses) of the Downtown Area (DA) Zone is amended by adding the following uses:

“2) DA2
_) Artisan Workshop
_) Craft Brewery”

7. Section 20.3 (Regulations) of the Downtown Area (DA) Zone is amended by adding the following new regulation:

“_) DA GROSS FLOOR AREA (MAXIMUM)

The maximum gross floor area for specific individual uses in the DA1 and DA2 Zone variations shall be as follows:

Artisan Workshop	500m ² (5,382 sq.ft.)
Craft Brewery	500m ² (5,382 sq.ft.)”

8. Section 20.3 (Regulations) of the Downtown Area (DA) Zone is amended by adding the following new regulation:

“_) REQUIRED GROUND FLOOR USES FOR ARTISAN WORKSHOP
AND
CRAFT BREWERY

Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:

is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
is located within the front portion of the ground floor; and,
is accessible via the front of the building.”

9. Section 25.2 (Permitted Uses) of the Business District Commercial (BDC) Zone is amended by adding the following uses:

“BDC
_) Artisan Workshop
_) Craft Brewery”

10. Section 25.3 1) (BDC Gross Floor Area (Maximum)) of the Business District Commercial (BDC) Zone is amended by adding the following new regulation:

“_) Artisan Workshop 500m² (5,382 sq.ft.)
_) Craft Brewery 500m² (5,382 sq.ft.)”

11. Section 25.3 (Regulations) of the Business District Commercial (BDC) Zone is amended by adding the following new regulation:

“_) REQUIRED GROUND FLOOR USES FOR ARTISAN WORKSHOP AND CRAFT BREWERY

Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:

- a) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
- b) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
- c) is located within the front portion of the ground floor; and,
- d) is accessible via the front of the building.”

12. Section 26.2 (Permitted Uses) of the Arterial Commercial (AC) Zone is amended by adding the following uses:

“5) AC4
_) Artisan Workshop
_) Craft Brewery”

13. Section 26.3 1) (AC4 Gross Floor Area (Maximum)) of the Arterial Commercial (AC) Zone is amended by adding the following new regulation:

“_) Artisan Workshop 500m² (5,382 sq.ft.)
_) Craft Brewery 500m² (5,382 sq.ft.)”

14. Section 26.3 (Regulations) of the Arterial Commercial (AC) Zone is amended by adding the following new regulations:

“_) REQUIRED GROUND FLOOR USES FOR ARTISAN WORKSHOP AND CRAFT BREWERY

Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:

- a) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
- b) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
- c) is located within the front portion of the ground floor; and,
- d) is accessible via the front of the building.”

15. Section 40.2 (Permitted Uses) of the Light Industrial (LI) Zone is amended by adding the following uses:

“1) LI1
_) Artisan Workshop
_) Craft Brewery”

16. Section 40.3 (Regulations) of the Light Industrial (LI) Zone is amended by adding the following new regulations:

“_) ANCILLARY USES FOR ARTISAN WORKSHOP AND CRAFT BREWERY

Ancillary uses are permitted for Artisan Workshop and Craft Brewery uses provided that:

- a) the ancillary use is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
- b) the ancillary use does not exceed 25% of the gross floor area (GFA) of the main building or unit or 100m² (1076 sq. ft.) and does not exceed 30m² (323

- sq. ft.) in total of retail goods not manufactured on site;
- c) the ancillary use provides off-street parking spaces at the retail rate in Section 4.19 (Parking) of this By-law; and,
- d) the ancillary use is accessible via the front of the building.”

17. 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.

18. 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 March 21, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - March 21, 2017
Second Reading - March 21, 2017
Third Reading - March 21, 2017