

A by-law to amend By-law No. Z.-1 Section 40 (Light Industrial), Section 41 (General Industrial), Section 42 (Heavy Industrial), and Section 4 (General Provisions) to change the text and regulations.

WHEREAS **The Corporation of the City of London** intends to amend regulations in By-law No. Z.-1 pertaining to industrial uses within 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. Amend Section 40 Light Industrial, Table 40.3, by replacing Lines 5, 6, 7 and 11, and inserting a new line 12, with the following, renumbering the remaining lines:

TABLE 40.3 LIGHT INDUSTRIAL (LI) ZONE REGULATIONS FOR LI ZONE VARIATIONS

Column A		B	C	D	E	F	G	H	I	J	K
Line 1	ZONE VARIATIONS	LI1	LI2	LI3	LI4	LI5	LI6	LI7	LI8	LI9	LI10
5	FRONT & EXTERIOR SIDE YARD DEPTH (m) MINIMUM	1.5m minimum									
6	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	15.0	25.0	15.0	15.0	15.0	25.0	25.0	25.0	15.0	15.0
7	ABUTTING A NON-RESIDENTIAL ZONE	1.2m per 3.0m of main building height, or fraction thereof, for buildings between 0-29.9m in height. 12.0m for buildings 30.0m to 50.0m in height.									
11	ABUTTING A RESIDENTIAL ZONE	15.0m***									
12	ABUTTING A NON-RESIDENTIAL ZONE	50.0m***									

*** Lands within the approach, outer, or transitional surface(s) of the London International Airport are subject to the London Airport Zoning Regulations, Chapter 93 of the *Aeronautics Act*.

2. Amend Section 41 General Industrial, Table 41.3, by replacing Lines 5, 6, 7 and 11, and inserting a new line 12, with the following, renumbering the remaining lines:

TABLE 41.3 GENERAL INDUSTRIAL (GI) ZONE REGULATIONS FOR GI ZONE VARIATIONS

Column A		B	C	D
Line 1	ZONE VARIATIONS	GI1	GI2	GI3
5	FRONT & EXTERIOR SIDE YARD DEPTH (m) MINIMUM	1.5m minimum		
6	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	40.0m	60.0m
7		ABUTTING A NON-RESIDENTIAL ZONE	1.2m per 3.0m of main building height, or fraction thereof, for buildings between 0-29.9m in height. 12.0m minimum for buildings 30.0m to 50.0m in height.	
11	HEIGHT (m) MAXIMUM	ABUTTING A RESIDENTIAL ZONE	24.0m**	
12		ABUTTING A NON-RESIDENTIAL ZONE	50.0m**	

** Lands within the approach, outer, or transitional surface(s) of the London International Airport are subject to the London Airport Zoning Regulations, Chapter 93 of the *Aeronautics Act*.

3. Amend Section 42 Heavy Industrial, Table 42.3, by replacing Lines 5, 6, 7, and 13, and inserting a new Line 14, with the following, renumbering the remaining line(s):

TABLE 42.3 HEAVY INDUSTRIAL (HI) ZONE REGULATIONS FOR HI ZONE VARIATIONS

Column A		B	C	D	E	
Line 1	ZONE VARIATIONS	HI1	HI2	HI3	HI4	
5	FRONT & EXTERIOR SIDE YARD DEPTH (m) MINIMUM	1.5m minimum				
6	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	60.0m	40.0m	40.0m	90.0m
7		ABUTTING A NON- RESIDENTIAL ZONE	1.2m per 3.0m of main building height, or fraction thereof, for buildings between 0.0- 29.9m in height. 12.0m minimum for buildings 30.0m to 50.0m in height.			
13	HEIGHT (m) MAXIMUM	ABUTTING A RESIDENTIAL ZONE	24.0m**	12.0m**	12.0m**	24.0m**
14		ABUTTING A NON- RESIDENTIAL ZONE	50.0m**			

** Lands within the approach, outer, or transitional surface(s) of the London International Airport are subject to the London Airport Zoning Regulations, Chapter 93 of the *Aeronautics Act*.

4. Section 4.19 b) 'Parking Standard Areas 2 and 3 are amended by replacing the pertinent parking regulations with the following:

"	Parking Standard Area 2	Parking Standard Area 3
Advanced Manufacturing Industrial Uses	1 per 200m ²	1 per 200m ²
Advanced Manufacturing Educational Uses	1 per 200m ²	1 per 200m ²
Manufacturing Establishments	1 per 200m ²	1 per 200m ²

5. Section 4.13 LOADING SPACE REQUIREMENTS, subsection 5) "ACCESS TO LOADING SPACES" is amended by adding the following paragraph at the end of the current subsection:

"On roads identified as "secondary collector" or "local street" in the Zoning By-law, and where the existing premises are zoned to permit Industrial use(s) vehicles may be permitted to manoeuvre into loading areas using the road allowance where necessary. Where a new building is proposed, the development shall provide sufficient space for the manoeuvring of vehicles on the lot so as not to obstruct or otherwise cause a hazard on adjacent streets."

6. 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.

7. 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 July 25, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - July 25, 2017
Second Reading - July 25, 2017
Third Reading - July 25, 2017