

Bill No. 250  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 2040 River Road.

WHEREAS Global Waste Disposal London Ltd has applied to rezone an area of land located at 2040 River Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2040 River Road, as shown on the attached map comprising part of Key Map No. A113 from a holding General Industrial (h\*GI2) Zone and a Light Industrial/General Industrial (LI6/GI2) Zone to an Open Space Special Provision (OS5(\_\_)) Zone and a Light Industrial Special Provision/General Industrial Special Provision (h-47\*LI6(\_\_)/GI2(\_\_)) Zone
2. Section Number 36.4 of the Open Space Zone (OS5) Zone is amended by adding the following Special Provision:
  - OS5(\_\_) 2040 River Road
  - a) Regulations
    - i) No minimum lot frontage requirement
    - ii) No minimum lot area requirement
3. Section Number 40.4 of the Light Industrial (LI6) Zone is amended by adding the following Special Provision:
  - LI6(\_\_) 2040 River Road
  - a) Regulations
    - i) Rear and Interior Side Yard 0m (0ft) Depth abutting an Open Space (OS5) Zone Variation (Minimum)
    - ii) Lands within the Open Space (OS5) Zone Variation may be used in the calculation for landscaped open space.
4. Section Number 41.4 of the General Industrial (GI2) Zone is amended by adding the following Special Provision:
  - GI2(\_\_) 2040 River Road
  - a) Additional Permitted Use
    - i) Waste Transfer Station and Recycling Depot
    - ii) Definition: "Waste Transfer Station and Recycling Depot" means a type of waste disposal site as defined in the Environmental Protection Act (EPA), for non-hazardous solid wastes and liquids, including transferring, separation, processing and recycling of such wastes

- b) Regulations
  - i) Frontage (Minimum) 30m (98.4ft)
  - ii) Open storage shall not be permitted in any required exterior side yard
  - iii) Front Yard Depth for open storage (Minimum) 20m (65.6ft)
  - iv) Rear and Interior Side Yard abutting an Open Space (OS5) Zone Variation (Minimum) 0m (0ft) Depth
  - v) Lands within the Open Space (OS5) Zone Variation may be used in the calculation for landscaped open space.

5. 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.

6. 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 August 25, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – August 25, 2020  
Second Reading – August 25, 2020  
Third Reading – August 25, 2020

