



London
CANADA

Tow Truck/Impound Yard Zoning By-law Review

Z-9428/City of London

Planning and Environment Committee – April 19, 2022

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Why this Zoning Review is Occurring

- **Two reasons**

- 1) New London Plan Place Type policies
- 2) Recent introduction of Business Licenses for these uses

- Tow Truck Business and Impound Yard Storage licenses added in 2021.
- Unsolicited Motor Vehicle Storage and Unsolicited Motor Vehicle Towing licenses added in 2017.
- Submission and review of business license application includes a zoning by-law check.
- Most sites were not zoned to allow a towing business (currently interpreted as a terminal centre) or impound yard.



Why City of London?

- Instead of asking each operator to submit a zoning by-law amendment application (current \$12,000 fee) the City is doing the review to make sure there are no zoning issues with existing businesses.
- City issued conditional business licenses in the interim until the review is complete.



New London Plan Place Types and Zoning By-law Regulations

London Plan 1) Heavy Industrial

2) Light Industrial

3) Commercial/Industrial

- Uses differentiated on the basis of the impact of the use and amount of outdoor storage.
- Hwy's 401 and 402 have policies which limit outdoor storage along them for aesthetic reasons.



Current Zoning By-law Regulations

- New Zoning By-law being developed
- In the interim current zoning by-law regulations apply;
 - Heavy Industrial and General Industrial Zones- 75% open storage and lot coverage combined
 - Light Industrial and Restricted Service Commercial Zones- maximum 15% outdoor storage
 - Setbacks from residential and other sensitive land uses already included.



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Zoning By-law Changes

1. Add new definition of tow truck business.
2. Amend existing definition of “Impounding Yard” to include a tow truck business.
3. Amend definition of “outdoor storage” to exclude impounding yards.
4. Add “tow truck business” as a permitted use in RSC1, RSC5, LI1, LI7, GI1, GI2, HI1, HI2 and HI3.
5. Add “impounding yard” as a permitted use in RSC5, GI1, GI2, HI1 and HI2.
6. Amend general section to preclude outdoor storage in front and exterior side yards and apply setback regulations from sensitive land uses.
7. Increase the amount of open storage permitted in Light Industrial Zones from 15% to 25%.
8. Increase the amount of open storage allowed in General Industrial and Heavy Industrial Zones from 75% to 95%.



Where the London Plan policies and Zoning By-law regulations could support these uses

1. Heavy Industrial Areas (HI1, HI2, HI3, GI1, GI2)
2. Light Industrial Areas (LI1, LI2, LI4, LI6, LI7 and LI8)
3. Commercial/Industrial Areas (RSC1, RSC2, and RSC5)
 - in rear yard and screened from view
 - number of zones permitted increased from four to fourteen
 - Not our intent to put anyone out of business or have to move immediately
 - Over time existing uses may have to move to comply
 - New uses would be directed to sites that do comply
 - Three sites do not comply with London Plan policies or london.ca zoning by-law regulations.