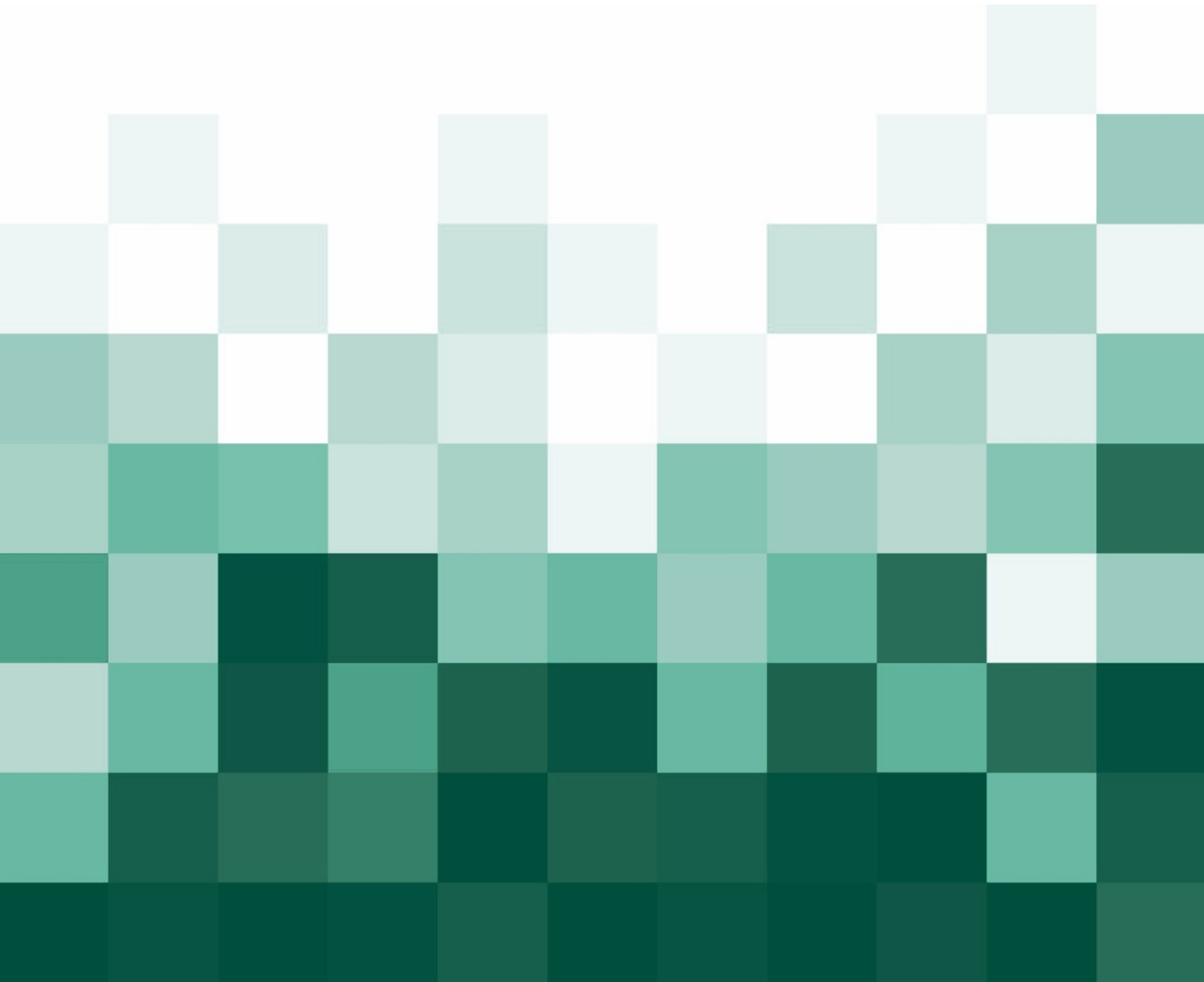




City of London

Draft Zoning By-law

Public Release Draft
September 17, 2026



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User Guide

This User Guide explains the purpose of the City of London Zoning By-law and provides instructions for using the Zoning By-law. This section is not an operable part of the Zoning By-law and should only be used for guidance to help understand and interpret the By-law.

PURPOSE OF THE ZONING BY-LAW

A Zoning By-law is a land-use planning tool used to implement the policies of an Official Plan. The City of London adopted its Official Plan, the London Plan, in 2016. This Zoning By-law implements the policy direction included in the London Plan.

Official Plans include general policy direction for land use throughout the municipality. These policies determine where specific land uses are permitted and what regulations apply to the development of certain lands. A Zoning By-law applies these policies by regulating specific land uses and aspects of the built form on private property.

For example, if lands are within the Neighbourhood Place Type in the London Plan, the Zoning By-law will specify the types of buildings that can be constructed (e.g. a detached house or apartment) and the form of those buildings (e.g. the height of the building and how far each building wall is from the closest property line).

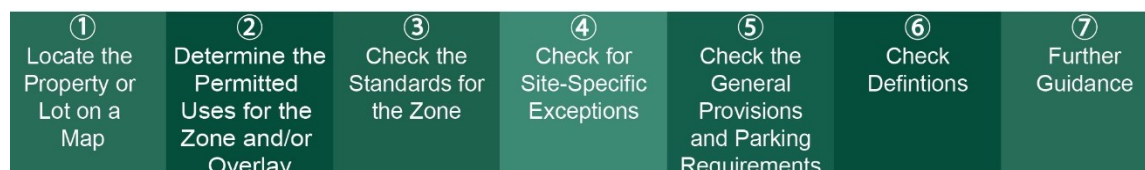
The statutory authority to zone land is granted by the *Planning Act*. The *Planning Act* specifies what a By-law can regulate, which includes:

- a) the prohibition of the use of land or buildings not expressly permitted in the by-law;
- b) the erection, siting, height, bulk, location, size, floor area and use of buildings or structures on a lot;
- c) the minimum frontage, depth, and area of a parcel of land;
- d) the proportion of a lot that any building or structure may occupy;
- e) require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and,

- f) prohibits the use of lands and the erection of structures on lands that are designated as natural heritage, archaeological resource, or pose a risk to human or environmental health and safety.

HOW TO USE THIS ZONING BY-LAW

Follow the guide below to use the City of London's Zoning By-law. If you have questions, City Staff are happy to help.



Step 1: Locate the Property or Lot on a Map

The Zoning Map is found on the City's website. The legislated version is called "Schedule A" and a copy is kept with the Clerks Department and the Planning Department. The zone category will be indicated on the Map by an abbreviation. For example, the letters NR1 would indicate that the property or lot is within the "Neighbourhood Residential – High-Rise" Zone.

In addition to a property's zone, some properties may also be subject to an Overlay Zone. Overlay Zones may change some of the zoning permissions included in the property's base zone. This Zoning By-law includes three kinds of Overlay Zones: one to protect from natural flooding hazards, one to protect heritage resources, and one to allow certain properties to be built to a different height standard than the one included in its zone.

For example, a property may be in the "Farmland General Agriculture" Zone, which is indicated on the zoning map with the zone symbol FL1, but may also be impacted by a Hazard Overlay (HZO), which is shown with a blue layer on top of the property. This property must abide by all the zoning requirements of the FL1 Zone and the HZO, and where these provisions conflict, the HZO provisions prevail. In this situation, the HZO could require a new building to be located further away from a property line than the required setbacks indicated in the FL1 Zone, to protect the new building from natural flood hazards.

Step 2: Determine the Permitted Uses for the Zone and/or Overlay

Go to the Section of the zoning by-law related to the zone category. For instance, the NR1 zone is included in Section 13: Neighbourhood Residential Zones.

A list of all permitted uses is provided in a table at the beginning of each zone category. Any uses not listed are prohibited in the zone. Uses permitted in all zones are detailed in the General Provisions section of this By-law which is Section 3.

Step 3: Check the Standards for the Zone

Specific standards for permitted uses are provided in a table in each Zone Category in Sections 5 through 22. The standards that typically apply include minimum lot area, minimum lot frontage, minimum yards, maximum lot coverage, maximum height, and open space or buffer areas for the purposes of landscaping. There may be additional standards beyond these examples that apply in a particular zone.

Step 4: Check for Site-Specific Exceptions

Certain properties have site-specific standards or regulations which apply only to them. These may be the result of past Zoning By-law Amendments. Check Section 23 to determine if the property is subject to a site-specific exception and how that may impact permissions on the site.

Step 5: Check the General Provisions and Parking Requirements

Section 3 provides a set of standards known as “General Provisions” which apply in all Zones unless otherwise specified or listed as exceptions in the By-law. Examples of topics in the General Provisions section include accessory uses and buildings. Section 4 includes the City of London’s parking and loading regulations.

Step 6: Check Definitions

Section 2 of this Zoning By-law provides definitions of key terms. These definitions are important to understand the exact meaning of certain words in this By-law. Be sure to reference the Definitions as necessary when interpreting this By-law.

Step 7: Further Guidance

Look at the reference photos, figures, and zone introductions for additional context. Similar to this User Guide, these non-operative parts of the By-law are included to help users understand and interpret the By-law.

The Zoning By-law is one of many documents that impacts land development in the City of London. Other important reference tools include the London Plan, Heritage Conservation District Plans, Engineering Standards, and many other plans, standards, and guidelines.

ANY FURTHER QUESTIONS?

Zoning standards can be challenging to understand and there may be additional rules and regulations which apply to a property. Questions should be directed to the City of London's Planning Department at plandev@london.ca.



London
C A N A D A

Comprehensive Zoning By-law
of the Corporation of the City of London

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits Council to pass a by-law prohibiting the use of lots, buildings or structures within a defined area or areas;

AND WHEREAS the Municipal Council of the Corporation of the City of London has deemed it advisable to implement the London Plan;

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

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Section 1: Administration

1.1 ENFORCEMENT AND APPLICABILITY

1.1.1 Short Title

This By-law is known as “the City of London Zoning By-law” or “ZBL-27.”

1.1.2 Purpose and Scope

The statutory authority to zone land is granted by the *Planning Act*. The City of London Zoning By-law controls the use, form, and intensity of all land, buildings, and structures in London. It specifies where and what people can build, and how they can use their lot. It also provides detailed rules on the size of lots, the heights of buildings, vehicle parking requirements, and more.

1.1.3 Compliance

No person shall, within the lands to which this By-law applies, use any land or erect or use any building or structure, except in conformity with this By-law.

In each zone, permitted uses are limited to those identified in the applicable tables. Where a permitted use includes an additional regulation, the use is only permitted in accordance with the conditions described in the additional regulation.

1.1.4 Compliance with Other Regulations

Nothing in this By-law will relieve the obligation to comply with the restrictions and regulations of any other by-law of the City or the obligation to obtain any license, permit, authority, or approval required under the by-laws of the City or any other governmental authority having jurisdiction.

1.1.5 Enforcement

Every person or corporation that contravenes any provision of this By-law is guilty of an offence and on conviction is liable to the penalty provisions of the *Planning Act*.

1.1.6 Validity or Severability

If any provision of this By-law is found by a court of competent jurisdiction to be illegal, invalid, or otherwise unenforceable or void, such provision shall be

deleted, and such finding will not affect the validity, effectiveness, or enforceability of all other parts or provisions of this By-law.

1.1.7 Effective Date

This By-law comes into force and takes effect on the day it was enacted if no appeals are filed, or where one or more appeals are filed, in accordance with the provisions of the *Planning Act*.

This By-law was passed by the City on [date].

1.1.8 Transition Clauses

Notwithstanding Sections 1.1.2 and 1.1.7 of this By-law, a building permit may be issued in accordance with Section 1.1.8 of this By-law for the following scenarios. For the purposes of determining zoning compliance for matters covered by Section 1.1.8 of this By-law, the provisions of Zoning By-law Z.-1, as amended, as it read on the effective date of this By-law shall apply.

1) Building Permit Applications

- a) Nothing in this By-law shall prevent the erection or use of a building or structure for which an application for a building permit has been filed on or prior to [date of By-law approval].
- b) Nothing in this By-law shall prevent the erection or use of a building or structure for which an application for a building permit has been filed after [date of By-law approval] where:
 - I. Planning Act approvals have been obtained in accordance with Subsection 1.1.8 2) or
 - II. Planning Act applications are in process in accordance with Subsection 1.1.8 3).

2) Recent Planning Act Approvals

- a) The requirements of this By-law do not apply to a lot where a minor variance to Zoning By-law No. Z.-1, as amended, was authorized by the Committee of Adjustment of the City or the Ontario Municipal Board, the Local Planning Appeal Tribunal or the Ontario Land Tribunal (collectively, the “Tribunal”) and finally approved on or after January 1, 2017, and on or before [date of By-law approval] and a building permit for the applicable project has not yet been issued.

- b) The requirements of this By-law do not apply to a lot where a provisional consent has been given by the Committee of Adjustment of the City or the Tribunal on or after January 1, 2017, and on or before [date of By-law approval] and a building permit for the applicable project has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title.
- c) The requirements of this By-law do not apply to a lot where a conditional or final site plan approval has been granted by the City or the Tribunal on or after January 1, 2017, and on or before [date of By-law approval] and a building permit for the applicable project has not yet been issued.
- d) Where a minor variance to Zoning By-law No. Z.-1, as amended, was authorized by the Committee of Adjustment of the City or the Tribunal on or after January 1, 2017, and on or before [date of By-law approval] as a requisite condition for a site plan approval, Section 1.1.8.2 c) shall apply to give effect to the applicable site plan approval.
- e) Where this By-law is amended after the date of final approval of a site plan or minor variance, the regulations in effect on the date of final approval of the site plan or minor variance shall apply to building permit applications for the applicable project for which such final approvals were granted.
- f) The requirements of this By-law do not apply to a lot where an amendment to Zoning By-law No. Z.-1 was finally approved and came into effect after January 1, 2017, and such amendment has not been included in Section 24 Exceptions herein.
- g) The requirements of this By-law do not apply to prevent the removal of a holding symbol ("H") from an amendment to Zoning By-law No. Z.-1 that was finally approved and in effect on or after [date of By-law approval].
- h) The requirements of this By-law do not apply to prevent the approval of the following applications filed after [date of By-law approval] if such application(s) are complete and comply with an amendment to Zoning By-law No. Z.-1 that was finally approved and in effect on or after January 1, 2017, and on or before [date of By-law approval], or that has been approved in principle by the Tribunal after January 1, 2017 where the final order has been withheld, and comply with all requirements of the Planning Act:
 - I. site plan drawings and conditions;
 - II. a consent to sever;
 - III. an approval of draft plan of subdivision;

- IV. a plan of condominium approval;
 - V. a part-lot control exemption approval pursuant to Section 50 of the Planning Act; or
 - VI. a minor variance required as a condition or consequence of one of (I) to (V) above or identified as required upon review of a building permit application.
- i) Nothing in this By-law shall prevent the erection or use of a building or structure on a lot where the applicable applications under Section 1.1.8 2) h) have been approved and the building permit application complies with the provisions of Zoning By-law No. Z.-1, as amended and all final approved minor variances.
 - j) Upon completion of the project for which approvals and permits have been obtained pursuant to Sections 1.1.8.2 h) and 1.1.8.2 i) this exemption under the aforementioned sections shall cease to apply.

3) Minor Variance Applications in Process

- a) Nothing in this By-law shall prevent the erection or use of a building or structure for which:
 - I. a complete application for a minor variance under Section 45 of the Planning Act was filed on or before [date of By-law passing]; or
 - II. a complete application for minor variance under Section 45 of the Planning Act was filed after [date of By-law passing] based on a building permit application referred to in Section 1.1.8 1) a).
- b) For the circumstances outlined in Section 1.1.8 3) a), the applications shall comply with Zoning By-law No. Z.-1, as it read on, [date of By-law passing].

4) Site Plan Approval Applications in Process

- a) Nothing in this By-law shall prevent the erection or use of a building or structure for a project for which a complete application for site plan approval was filed on or before [date of By-law passing], if the project in question complies with the provisions of Zoning By-law No. Z.-1, as amended, as it read on [date of By-law passing].
- b) Where a project qualifies under Section 1.1.8 4) a):
 - I. The Conditions of final site plan approval may be granted if the project complies with the provisions of Zoning By-law No. Z.-1, as amended, as it read on [date of By-law passing], and all requirements of the Planning Act; and

- II. after the conditions of site plan approval or final site plan approval is received, a building permit for the project may be issued if the project in question and the building permit application for the project complies with the provisions of Zoning By-law No. Z.-1, as amended, as it read on [date of By-law passing], the site plan approval, and all approved minor variances.

5) Other Approvals

- a) The requirements of this By-law do not apply to prevent the approval of an application to amend Zoning By-law No. Z.-1 as amended if the application was filed and deemed complete in accordance with the London Plan on or before [date of By-law passing] and complies with all requirements of the Planning Act.
- b) The requirements of this By-law do not apply to prevent the approval of the following applications if such application(s), are complete and comply with an amendment to Zoning By-law No. Z.-1 that was finally approved and in effect in accordance with Section 1.1.8 5) a), and comply with all requirements of the *Planning Act*:
 - I. Site plan drawings and conditions;
 - II. A consent to sever;
 - III. An approval of draft plan of subdivision;
 - IV. A plan of condominium approval;
 - V. A part-lot control exemption approval pursuant to Section 50 of the Planning Act; or
 - VI. A minor variance required as a condition to one of the applications above, or as required upon review of a building permit application.
- c) Nothing in this By-law shall prevent the erection or use of a building or structure on a lot where the applicable applications under Sections 1.1.8 5) a) and b) have been finally approved and are in effect and the building permit application complies with the provisions of Zoning By-law No. Z.-1, as amended and all final approved minor variances.
- d) Upon completion of the project for which approvals and permits have been obtained pursuant to Sections 1.1.8 5) a) to c), this exemption shall cease to apply.

- e) The requirements of this By-law do not apply to prevent the approval of the following applications where the application was filed and deemed complete in accordance with the London Plan on or before [date of By-law passing].
 - I. A consent to sever;
 - II. An approval of draft plan of subdivision;
 - III. A plan of condominium approval; or
 - IV. A part-lot control exemption approval pursuant to Section 50 of the *Planning Act*.

6) Duration of Transition Provisions

- a) Nothing in this By-law applies so as to continue the application of Section 1.1.8, beyond the issuance of the building permit or permits upon which the exemptions are founded.
- b) Notwithstanding Section 1.1.9 6) a) above, the provisions of Section 1.1.9 shall no longer apply 10 years after [date of By-law passing].

1.1.9 Repeal of Existing By-law

The provisions of the City of London Zoning By-law No. Z.-1, and all amendments thereto, are hereby repealed insofar as they affect the lands covered by this By-law, as shown on Schedule “A” to this By-law.

1.1.10 Non-conforming Uses

1) Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any land, building or structure for any purpose prohibited by this By-law if such existing lot, building or structure was lawfully used for such purposes, prior to the effective date of this By-law and provided that the lot, building or structure continues to be used for that purpose.

2) Exterior Extension

Any building or structure which was lawfully used prior to the effective date of this By-law for a purpose not permissible within the zone in which it is located, shall not be enlarged or extended, unless such building or structure is thereafter to be used for a purpose permitted within such zone, and complies with all requirements of this By-law for such zone unless these changes are necessary to provide for flood-proofing or insulation of the building.

3) Interior Alteration

The interior of any building or structure which was lawfully used, prior to the effective date of the By-law, for a purpose not permissible within the zone in which it is located, may be reconstructed or structurally altered for the existing purpose for which such building or structure was lawfully used.

4) Restoration

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any existing, legal non-conforming building or structure or part thereof, provided that the strengthening or restoration does not increase the building height, size or volume or change the existing, lawful use of such existing building or structure or unless these changes are necessary to provide for flood proofing or insulation of the building.

5) Reconstruction of Existing Buildings

Nothing in this By-law shall apply to prevent the reconstruction of any existing non-conforming building which is damaged by causes beyond the control of the owner or which is legally demolished and reconstructed by the owner. The existing building may be reconstructed in the same location on which it existed on the effective date of this By-law even if such location did not comply with one or more of the provisions of this By-law, but the non-conformity may not be further increased in building height, size, or volume.

6) Building Permit Issued

A building or structure for which the footings or foundations have been constructed in accordance with a building permit prior to the effective date of this By-law shall be deemed to be in use and the provisions of this By-law shall not apply to prevent the use of the building or structure for any purpose prohibited by this By-law so long as it continues to be used for that purpose.

7) Building Addition

Nothing in this By-law shall prevent the construction of one or more additional storeys on a building where the existing yard requirements to such building do not conform to the requirements of this By-law, provided the addition is located so as to comply with the yard requirements of this By-law and all other applicable provisions of this By-law.

1.1.11 Technical Revisions

Any of the following changes can be made to this By-law without a zoning by-law amendment:

- a) The correction of spelling, grammar, or other typographic errors, or formatting revisions that do not alter the meaning or effect of this By-law;
- b) Changes to headers, footers, numbering of lists, page numbers that are used for navigation;
- c) Additions to and revisions of technical information on the schedules, including but not limited to: topographic information, street name labels, notes, legends, colours, shading, title blocks development or zone boundaries abutting new or deleted streets;
- d) Changes to illustrations and diagrams; and
- e) Consolidation of amendments to this By-law.

1.2 INTERPRETATION

1.2.1 General

This By-law is written in plain language, and a deliberate attempt has been made to keep the words, grammar, and syntax as simple as possible while meeting the legal requirement for clear and precise language.

The words in this By-law have their ordinary meaning unless otherwise defined.

In this By-law, unless otherwise indicated, words used in the singular include the plural and vice versa. This By-law is gender neutral and, accordingly, any reference to one gender includes all genders.

In this By-law, unless the context requires otherwise, the verb “use” shall include “design to be used,” “arrange to be used,” “intend to be used,” and “permit to be used;” and the verb “occupy” shall include “design to be occupied,” “arrange to be occupied,” “intend to be occupied,” and “permit to be occupied.”

Where a defined term listed in Section 2 is reversed anywhere in this By-law (such as “private school” or “school, private”), it is done for the ease and convenience of locating and identifying the term with other like terms. Such an inversion or lack thereof shall not be considered an interpretive statement.

The regulations of this By-law are the minimum requirements except where the regulations are described as a maximum requirement, in which case the maximum requirement applies.

1.2.2 Diagrams, Illustrations and Tables

This By-law provides numbered diagrams, illustrations, and tables to provide additional clarity for the user. Diagrams and tables form part of this By-law. Illustrations do not form part of this By-law and are provided for convenience and reference only.

A symbol “ ✓ ” in a cell in a permitted use table means a use is permitted in a zone.

A symbol “ — ” in a cell in a regulation table means the regulation does not apply.

A number in brackets in a permitted use table or a regulation table indicates that one or more additional regulations apply. The additional regulations associated with the use or regulation within the table supersede any other regulations within this By-law where a conflict exists.

1.2.3 Measurement

All measurements in this By-law are provided in metric units (e.g., metres (m), hectares (ha)). All measurements are subject to the normal rules of rounding numbers, except for ratios, which shall not be subject to rounding. The normal rules of rounding numbers are:

- a) For a whole number, measurements of less than 0.5 are rounded downward to the next whole unit;
- b) For a whole number, measurements of 0.5 and greater shall be rounded upward to the next whole unit;
- c) For a number having one decimal place, measurements of less than 0.05 are rounded downward to the nearest one-tenth; and
- d) For a number having one decimal place, measurements of 0.05 and greater are rounded upward to the next one-tenth.

1.2.4 References to Provincial Statutes

Where any provincial statute or portion thereof is referenced herein, it is intended that such references should be interpreted to include any subsequent legislation and related regulations that may amend or replace the specific statute.

1.3 ZONES AND ZONE SYMBOLS

1.3.1 Establishment of Zones

This By-law establishes zones and places all lands subject to this By-law in one or more of the zones identified in Table 1.1: Zone Names and Symbols. Zones may be referred to by their name or symbol.

Table 1.1: Zone Names and Symbols

Zone Name	Zone Symbol
Parks and Open Space Zone	GS1
Outdoor Recreation Zone	GS2
Golf Course Zone	GS3
Cemetery Zone	GS4
Hazard Zone	GS5
Natural Heritage Zone	GS6
Natural Heritage Review Zone	ER1
Hazard Review Zone	ER2
Downtown Commercial Core Zone	D1
Downtown Core Zone	D2
Downtown Periphery Zone	D3
Transit Village Commercial Core Zone	TV1
Transit Village Periphery Zone	TV2
Station Area Zone	C1
Rapid Transit Corridor Zone	C2
Urban Corridor Zone	C3
Transitional Corridor Zone	C4
Preservation Corridor Zone	C5
Major Shopping Area Zone	SA1

Shopping Area Zone	SA2
Neighbourhood Shopping Area Zone	SA3
Corridor Main Street Zone	MS1
New Main Street Zone	MS2
Historic Main Street Zone	MS3
Neighbourhood Commercial Zone	NM1
Major Street Mixed-Use Zone	NM2
Neighbourhood Connector Mixed-Use Zone	NM3
Neighbourhood Street Mixed-Use Zone	NM4
Low-Rise Neighbourhood Mixed-Use Zone	NM5
Neighbourhood Residential – High-Rise Zone	NR1
Neighbourhood Residential – Major Street Zone	NR2
Neighbourhood Residential – Compact Zone	NR3
Neighbourhood Residential – Mid-Size Lot Zone	NR4
Neighbourhood Residential – Large Lot Zone	NR5
Neighbourhood Residential – Cluster Zone	NR6
Regional Institutional Zone	INST1
Community Institutional Zone	INST2
Neighbourhood Institutional Zone	INST3
General Heavy Industrial Zone	HI1
Specialized Heavy Industrial Zone	HI2
General Light Industrial Zone	LI1
Specialized Light Industrial Zone	LI2
Advanced Manufacturing, Business, and Innovation Park Zone	LI3
Light Industrial Commercial Zone	LI4
Large-Format Commercial Industrial Zone	CI1
Small-Format Commercial Industrial Zone	CI2
Specialized Commercial Industrial Zone	CI3
Future Growth Zone	FG1

Farmland General Agriculture Zone	FL1
Farmland Agriculture Only Zone	FL2
Farmland Small Holding Zone	FL3
Agriculture-Related Zone	FL4
Resource Extraction Zone	FL5
Rural Neighbourhood Residential Zone	RN1
Rural Neighbourhood Mixed Use Nodes Zone	RN2
Waste Management Zone	WM1
Hazard Overlay Zone	HZO
Heritage Overlay – Residential Zone	HRO-1
Heritage Overlay – Commercial Zone	HRO-2
Heritage Overlay – Key Heritage Resources Zone	HRO-3

1.3.2 Special Zone Symbols

Where the zone symbol on the schedules is preceded or followed by any combination of a hyphen, number, or letter, provisions relating to one or more of the following special zone regulations apply to the lands designated on the schedules. Lands identified shall be subject to all the provisions and restrictions of the applicable parent zone, except as otherwise provided by the special zone.

1) Special Provisions

Where a zone symbol is followed by a hyphen and superscript number, the symbol refers to a Special Provision that applies to the lands.

2) Holding Provisions

Where a zone symbol is preceded by a lowercase letter “H”, a number, and a hyphen, the symbol refers to a Holding Provision that applies to the lands.

3) Temporary Use Permissions

Where a zone symbol is preceded by an uppercase letter “T”, a number, and a hyphen, the symbol refers to a Temporary Use Permission that applies to the lands.

4) Interim Control By-laws

Where a hatched line overlay is shown with a number and lowercase letter “i” indicating in some manner to the overlay, the overlay refers to an Interim Control By-law that applies to the lands.

5) Suffix Zones

Where a zone symbol is followed by a hyphen and letter or number in the same font size, the symbol refers to a Suffix Zone that applies to the lands.

1.3.3 No Representation on Land Ownership

No representation or implication is made by the City, nor should any inference be drawn from the schedules attached to this By-law as to the ownership of any land and/or rights of access to such land.

1.3.4 Location of Zones

The zones are shown in Schedule A, which is attached and forms part of this By-law. The lands identified on Schedule A as being within a zone are subject to the provisions of this By-law applicable to that zone or zones.

1.3.5 Zone Boundaries

When determining the extent and boundaries of any zone as shown on Schedule A, the following regulations apply:

- a) A boundary indicated as following a highway, street, lane, railway line, hydro corridor, or watercourse shall be the centreline of each. If a highway, street, or lane is closed or partially closed, the boundary is the former centreline of each.
- b) A boundary indicated as following lot lines shown on a registered plan of subdivision, or deed description, or of a lot created by severance, or the City of London municipal boundaries, shall follow the respective lot lines or municipal boundaries.
- c) A boundary indicated as running substantially parallel to a street line where the distance from the street line is not indicated and the circumstances described in Subsections 1.3.5 (a) and 1.3.5 (b) do not apply, the boundary is parallel to the street line and the distance therefrom shall be scaled from Schedule A.
- d) Where none of the above regulations apply, the boundary shall be scaled from Schedule A.

1.3.6 Multiple Zones on a Lot

Where a lot falls into two or more zones, each portion of the lot shall be subject to the applicable use permissions and for the applicable zone applying to that portion of the lot.

- a) Notwithstanding the above, parking spaces, driveways, aisles, and queueing spaces required by this By-law may be provided anywhere on a lot that falls into two or more zones except that portion of a lot in any Environmental Zone.
- b) A zone boundary dividing a lot into two or more zones is not a lot line for the purposes of this By-law.
- c) Building and structures shall be subject to the applicable regulations for the zone in which it is located.
- d) In cases where a building or structure is located on two or more zones, the more restrictive regulations shall apply.

Section 2: Definitions

A18

Accessory Building
 Accessory Use
 Active Entrance
 Additional Needs Housing
 Group Home
 Emergency Care
 Residential Care Home
 Additional Residential Unit
 Adult Live Entertainment
 Advanced Manufacturing Facility
 Adult Live Entertainment
 Agriculture
 Crop Cultivation
 Intensive Agriculture
 Agricultural Related
 Commercial Uses
 Agricultural Related Industrial Use
 Agri-tourism
 Airport
 Alter
 Amenity Area
 Common Amenity Area
 Private Amenity Area
 Angular Plane
 Artisan Workshop
 Attached
 Auction Establishment
 Average Grade

B22

Basement
 Bed and Breakfast
 Bicycle Parking Space
 Long-Term Bicycle Parking
 Short-Term Bicycle Parking
 Body Rub Parlour

Building
 Tall Building
 Building Height or Height

C24

Campground
 Casino
 Cemetery
 City
 Cluster Housing
 Community Facility
 Commercial Parking Lot
 Commercial Parking Structure
 Commercial Patio
 Conservation
 Correctional Institution
 Council
 Crematorium

D25

Data Centre
 Day Care Centre
 Drive-Through Facility
 Driveway
 Dwelling
 Apartment
 Detached House
 Semi-Detached House
 Multiplex
 Stacked Townhouse
 Townhouse
 Street Townhouse
 Back-to-Back Townhouse
 Farmworker Housing
 Mobile Home
 Dwelling Unit
 Rooming House

E29

Electric Vehicle Charging Station
 Electric Vehicle Supply Equipment
 Emergency Dispatch Station
 Entertainment Facility
 Existing

F30

Fairgrounds
 First Storey
 Floor Area Ratio
 Funeral Home

G30

Golf Course
 Green Energy Facility, Large-scale
 Green Energy Facility, Small-scale
 Gross Floor Area

H31

Habitable Room
 Home Occupation
 Hospital
 Hotel

I31

Industrial Facility - Light (Class I)
 Industrial Facility - General (Class II)
 Industrial Facility - Heavy (Class III)
 Industrial Sales and Service
 Instruction Studio

J32

K32

Kennel			
L.....33		P.....39	Sight Triangle
Landscape Open Space		Park	Storage Depot
Soft Scaping		Parking Aisle	Storey
Hard Scaping		Parking Area	Street
Landscaped Strip		Parking Space	Private Street
Lane		Passenger Terminal	Public Street
Livestock Related Use		Personal Service	Street-Facing Façade
Loading Space		Place of Worship	Structure
Lot		Podium	T45
Corner Lot		Post-Secondary School	Temporary Sales Office
Interior Lot		Private Zoo	Tower
Through Lot		Propane Transfer Facility	Tower Floorplate
Through Corner Lot		Public Authority	Training Facility
Lot Area		Public Use	Transportation Depot
Lot Coverage		Q.....41	U46
Lot Depth		Queuing Aisle	Use
Lot Frontage		Queuing Spaces	V46
Lot Line		R.....41	Vehicle
Front Lot Line		Recreation Facility	Commercial Vehicle
Rear Lot Line		Reserve (0.3 Metre Reserve)	Recreational Vehicle
Side Lot Line		Research and Development	Vehicle Dealership and Rental
Exterior Lot Line		Residential Density	Vehicle Repair Garage
Interior Lot Line		Residential Garage	Vehicle Service Station
M.....37		Residential Garage Width	Vehicle Yard
Medical Clinic		Resource Extraction	Veterinary Clinic, Small
Mixed-Use Building		Restaurant	Veterinary Clinic, Large
Model Home		Retail Store	Veterinary Hospital
N.....38		S.....42	Vertical Stacking Parking Spaces
Non-Conforming		Salvage Yard	W47
Noxious		School, Elementary	Warehouse
O.....38		School, Secondary	Waste Disposal Facility
Office		School, Private	Waste Processing Facility
On-Farm Diversified Use		Self Storage	Water Body
Open Storage		Separation Distance	Water Lot
Outdoor Commercial		Service Area	Wholesale
Recreation		Service Office	X48
Outdoor Retail		Setback	Y48
		Step back	
		Sight Distance	

Yard

Exterior Side Yard

Front Yard

Interior Side Yard

Rear Yard

Required Yard

Yard Depth

Z.....49

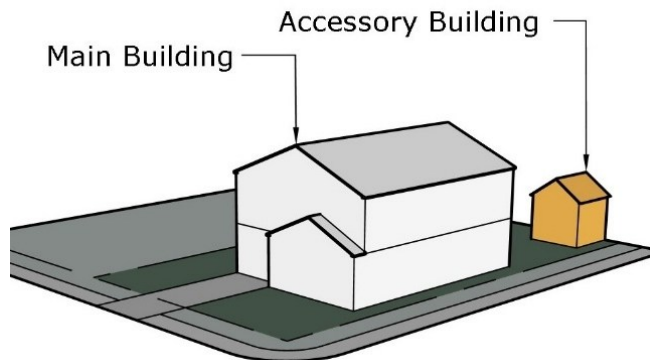
Zone

Zoning Compliance Letter or

Zoning Certificate

A

“Accessory Building” means a building or structure which is secondary to and supportive of the main use of the lot, and is detached from the main building. Heat pumps, air exchangers or outdoor air conditioning units are considered accessory buildings.



“Accessory Use” means a use that is incidental, subordinate, and exclusively devoted to a main use, building, or structure on the same lot.

“Active Entrance” means an operable pedestrian entrance to a building that provides direct access from the exterior of the building at grade to the interior of the building, and that is available for use by occupants, customers, or visitors during the hours the use is in operation. A vehicle parking access, loading door, or emergency exit are not considered as an active entrance.

“Additional Needs Housing” means any housing, including dedicated facilities, that provides accommodation for people who have needs beyond economic needs. These may include mobility requirements, accessibility needs, or support services required for daily living. Additional needs housing may also include residences licensed or funded under Federal or Provincial legislation for individuals living under supervision. Examples of additional needs housing may include, but are not limited to:

“Group Home” means the use of any lot, building, or structure for providing semi-dependant or supervised group living accommodation that may include associated support services, and:

- a) accommodates three to ten beds, excluding staff;
- b) associated support services may be provided on a temporary or permanent basis, such as on-going medical, nursing, counselling, and social support services; and
- c) is licensed or funded under Federal or Provincial legislation for the accommodation of persons living under supervision.

The following uses are excluded from this definition: rooming house, and emergency care.

“Emergency Care” means the use of any lot, building, or structure for providing a means of temporary accommodation and assistance. Emergency Care may include the provision of services, such as:

- a) Preventive medicine;
- b) Shelter for unhoused people;
- c) Counseling; and/or,
- d) Day or overnight care;

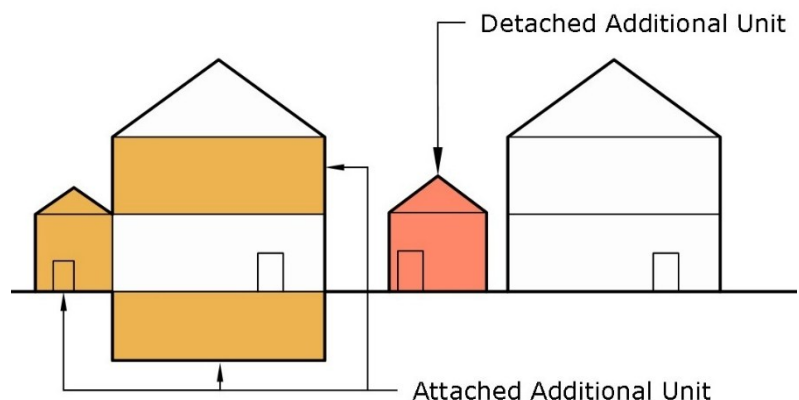
It is distinguished from a Group Home by its shorter duration of occupancy and by typically accommodating more than eight beds, excluding staff or a receiving family.

“Residential Care Home” means the use of any lot, building, or structure for providing semi-independent or supervised group living accommodation and:

- a) is for more than 10 beds, excluding staff;
- b) associated support services may be provided on a temporary or permanent basis, such as on-going medical, nursing, counselling, and social support services;
- c) licensed or funded under Federal or Provincial legislation This definition excludes the following uses: a group home and hospital.

“Additional Residential Unit”

means a self-contained dwelling unit created in addition to a primary dwelling unit, and provides food preparation, eating, living, sleeping and sanitary facilities for the exclusive use of its occupants. The creation of additional residential unit(s) does not change the primary dwelling into any other type of residential building.



“Adult Live Entertainment” means the use of any lot, building or structure for a business that provides a live performance appealing to or designed to appeal to erotic or sexual appetites or inclinations.

“Advanced Manufacturing Facility” means the use of any lot, building or structure for any manufacturing, industry, or similar incubator facility primarily relating to the use or application of the following:

- a) advanced manufacturing technologies;
- b) systems or processes including advanced materials and structures (metals and composite materials included);
- c) precision tooling;
- d) equipment and process technologies;
- e) medical devices;
- f) environmental and energy technologies; and
- g) information technologies.

“Agriculture” means use of any lot, building, or structure for activities such as:

- a) growing crops;
 - b) raising animals for food, fur, or fibre;
 - c) livestock facilities, manure storage, or value-retaining facilities;
 - d) other agricultural activities such as the packaging, selling, sorting, or storage of goods grown or raised on the lands; or
 - e) housing for farm workers, where the size and nature of the operation requires additional employment.
- 1) **“Crop Cultivation”** means the use of any lot, building, or structure for the cultivation of crops, including nursery, biomass, and horticultural crops, which may be grown in soil outdoors, a greenhouse, or within a building or structure in a controlled environment. The following use is excluded from this definition Intensive Agriculture.
- 2) **“Intensive Agriculture”** means the use of any lot, building or structure for raising, breeding, boarding, or training livestock, animals, or birds; mushroom farms; and manure and/or compost facilities associated with an Agricultural Use.

“Agricultural Related Commercial Uses” means a commercial use directly related to agriculture and requiring proximity to farm operations and includes agricultural service establishments and agricultural supply establishments which may include such uses as animal husbandry services, auction establishment, farm supply and farm equipment sales and service.

“Agricultural Related Industrial Use” means an industrial use directly related to agriculture and requiring proximity to farm operations and includes such uses as grain handling facility, feed and flour mills, livestock sales and marketing yards, abattoir, sawmill, and custom workshop.

“Agri-tourism” means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, which promote the enjoyment, education or activities related to the farm operation.

“Airport” means the use of any lot, building, or structure for the transportation of passengers and goods on aircraft, and the takeoff, landing, loading, maintenance, repair, and storage of aircraft licensed by Transport Canada.

“Alter” means any modification to any lot, building, or structure that results in a change to its physical form, dimensions, or configuration this includes:

- a) any change to the structural components, exterior walls, roof, height, or floor area of a building or structure; and/or
- b) any change to the width, depth, area, or boundary location of a lot, including changes affecting required yards, setbacks, landscaped open spaces or Parking areas, whether by conveyance or any other means.

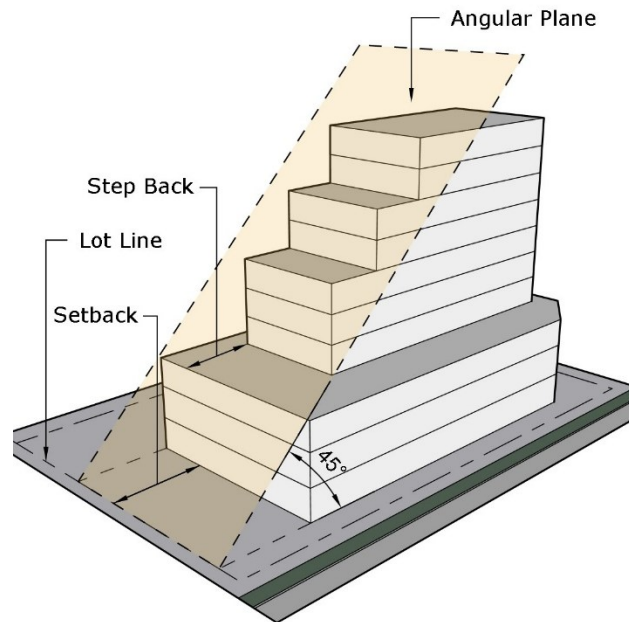
“Amenity Area” means indoor or outdoor space on a lot or within a building that is designed and intended for the recreational or leisure use of residents or occupants, and excludes driveways, Parking Areas, loading area, and fire access routes.

- 1) **“Common Amenity Area”** means an amenity area intended for shared use by the residents or occupants of a building or lot. Common amenity areas may be indoor or outdoor and may include lounges, recreation rooms, landscaped open space, courtyards, patios, rooftop amenity areas, or similar shared spaces.
- 2) **“Private Amenity Area”** means an amenity area intended for the exclusive use of the residents or occupants of a dwelling unit and accessed directly from that dwelling

unit. Private amenity areas may be indoor or outdoor and may include balconies, terraces, patios, decks, or similar spaces.

“Angular Plane” means an imaginary flat, inclined surface that begins at a lot line and rises over a lot at a 45-degree angle measured upward from the horizontal. No part of a building or structure may project beyond or penetrate this surface.

“Artisan Workshop” means the use of any lot, building, or structure for the processing, production, repairing and/or restoration using hand tools or small-scale, light mechanical equipment, of specialty or craft goods including art; or food and beverages.



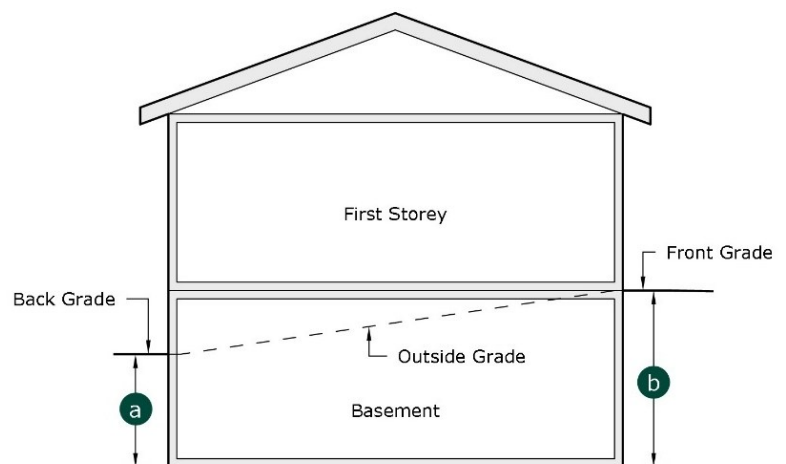
“Attached” when used in reference to a building, means a building otherwise complete in itself which depends for structural support or for complete enclosure upon a division wall or division walls shared with adjacent building or buildings.

“Auction Establishment” means the use of any lot, building, or structure, or part of a building, for the retail sale of goods to the public through a bidding process. An auction establishment may include the storage of goods that are to be sold at auction.

“Average Grade” means the average elevation of the finished ground adjoining a building or structure at all exterior walls.

B

“Basement” means a storey or storeys of a building located below the first storey and having its ceiling 1.8 m or less above grade.



$$\text{Average Grade} = \frac{a+b}{2}$$

“Bed and Breakfast” means the use of a dwelling for the temporary accommodation of travellers, where no more than three rooms are offered for temporary accommodation and may include the preparation of meals or food served. Bed and Breakfast is a hosted accommodation use operated by a permanent resident of the dwelling and a bed and breakfast is not considered a home occupation.

The following uses are excluded from this definition: a hotel, group home, rooming house, and restaurant.

“Bicycle Parking Space” means an area designed to accommodate one bicycle and accessible to cyclists.

- 1) **“Long-Term Bicycle Parking”** means secure, weather-protected bicycle parking intended for extended-period parking. It may include spaces in lockers, enclosed storage rooms, or racks and shall allow bicycles to be stored without carrying them up or down stairs.
- 2) **“Short-Term Bicycle Parking”** means temporary bicycle parking provided as securely anchored racks that are visible from a building entrance or public sidewalk.

“Body Rub Parlour” means the use of any lot, building or structure for a business that provides a body rub designed to appeal to erotic or sexual appetites or inclinations; but does not include any premises or part thereof where a body rub is provided for the purpose of medical or therapeutic treatment and is provided by persons otherwise duly qualified, licensed, or registered to do so under the laws of the Province of Ontario.

“Building” means:

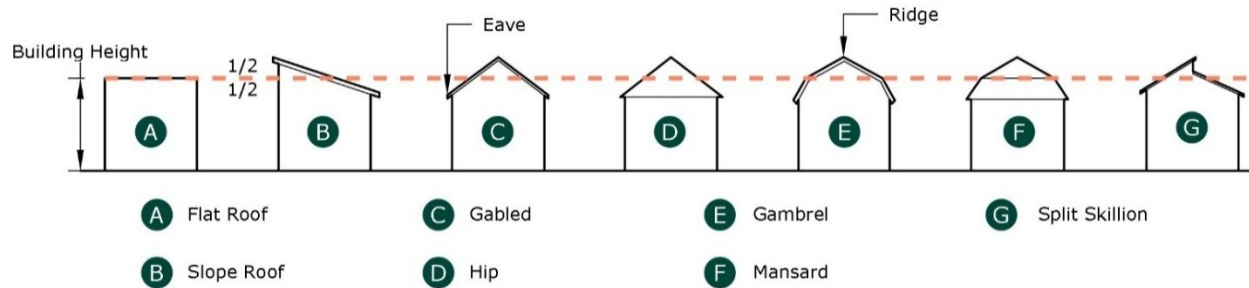
- a) a structure occupying an area greater than 10.0 square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures, and service systems appurtenant thereto,
- b) a structure occupying an area of 10.0 square metres or less that contains plumbing, including the plumbing appurtenant thereto,

A building includes structures such as heat pumps and air exchangers, but does not include vehicles such as travel trailers, camping trailers, truck campers, or motor homes, or structures such as fences or walls.

- 1) **“Tall Building”** means a building having a height of 30.0 metres or greater, generally equivalent to 9 storeys.

2) **“Building Height or Height”** means the greatest vertical distance measured from average grade to:

- a) a point midway between the eaves and the ridge, in the case of a mansard, gabled, slope, hip, gambrel, or split skillion roof or;
- b) the highest point of the building or structure, in all other case



C

“Campground” means a parcel of land used or maintained as an overnight tenting or camping area for the temporary accommodation of tents, trailers, travel trailers, motor homes, or similar facilities. The following uses are excluded from this definition mobile home or mobile home park.

“Casino” means the use of any lot, building, or structure for the purposes of gambling that is licensed by the Province of Ontario.

“Cemetery” means land that is set aside or used as a place for the interment of the deceased, including lands where human remains have been buried. Cemetery uses may include a mausoleum, columbarium, or a visitation centre.

“City” means The Corporation of the City of London

“Cluster Housing” means the use of a lot for a group of ground-oriented dwelling units where one or more dwelling units may not have direct access to on a public street. The building types and dwelling forms permitted within the cluster housing development include detached house, semi-detached house, multiplex, stacked townhouse, townhouse, and back-to-back townhouse.

“Community Facility” means the use of any lot, building, or structure for recreational, leisure, or institutional community activities such as a library, arena, swimming pool, indoor and outdoor recreation, and meeting rooms Community Facilities may also include day care centres; service offices that support social, economic or health

development. This definition does not apply to day cares; places of worship; recreational facilities; outdoor commercial recreation uses or service offices that are operated for profit. Community Facilities may also include publicly operated educational or skill-building programs.

“Commercial Parking Lot” means a standalone use of a lot for the temporary parking or storage of motor vehicles.

“Commercial Parking Structure” means a parking structure that is a standalone use for the temporary parking of vehicles.

“Commercial Patio” means a patio that is designed or used for seating, dining, or gathering associated with a commercial use, including a restaurant, café, bar, or similar establishment.

“Conservation” means the use of any land, lot, buildings, or structures for the preservation, protection, restoration, or enhancement of natural features, ecological functions, or wildlife habitat. Conservation uses may include activities such as habitat restoration, environmental monitoring, scientific research associated with the conservation use, passive recreation like nature trails and birdwatching, and the management of natural resources to support environmental quality.

“Correctional Institution” means the use of a lot, building, or structure for a correctional institution, as defined under the *Ministry of Correctional Services Act* or *Correctional Services and Reintegration Act*.

“Council” means the Council of the Corporation of the City of London.

“Crematorium” means a lot, building or structure used for the cremation of human or animal remains.

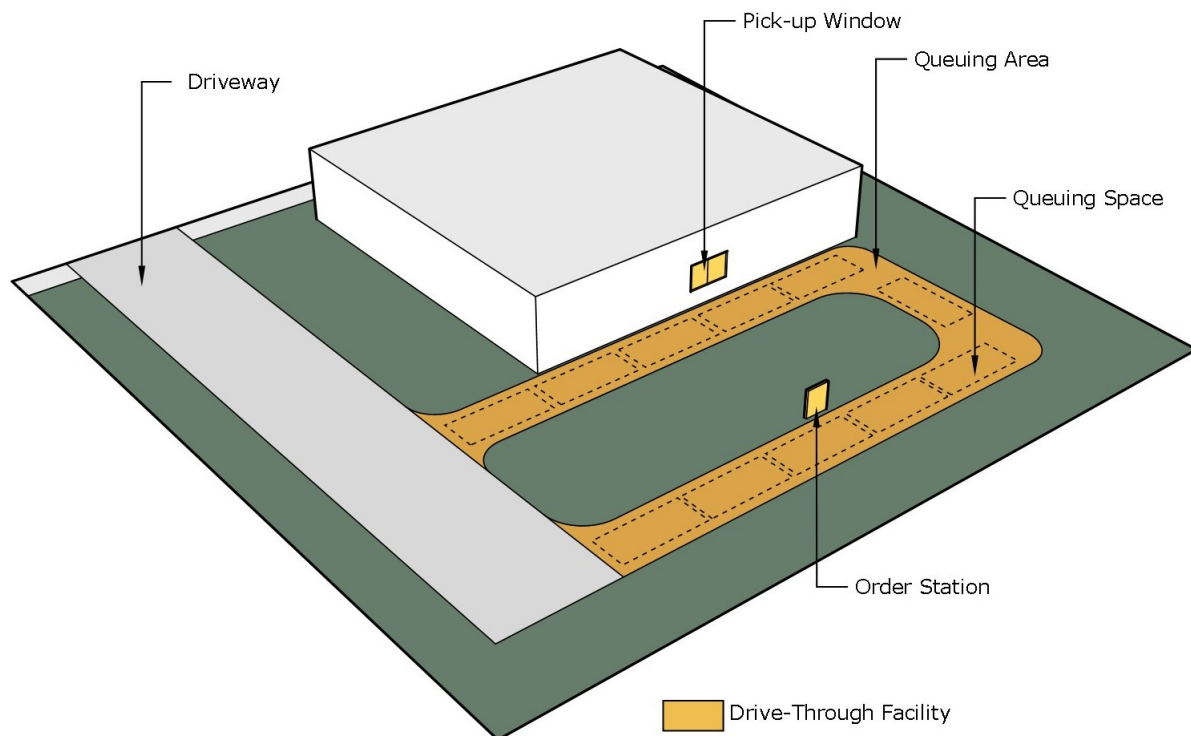
D

“Data Centre” means the use of any lot, building, or structure for a networked computer server facility primarily used for the remote storage, processing, and distribution of data.

“Day Care Centre” means the use of any lot, building, or structure for providing temporary care and/or guidance for up to twenty-four continuous hours to persons who

are not of common parentage, including children, seniors, and/or persons with disabilities.

“Drive-Through Facility” means a facility or structure designed to accommodate vehicles for the purpose of providing goods or services on the site. Including the dispensing of products or services through an attendant, window, or automated machine to persons remaining in vehicles. A drive-through facility includes any associated order stations, pick-up windows, and queuing areas.



“Driveway” means a vehicle access located on a lot that connects a street or lane to a Parking Area, residential garage, loading space, or parking space. A driveway may also connect two Parking Areas on the same lot. The following use is excluded from this definition: parking aisle.

“Dwelling” means a building containing one or more dwelling units.

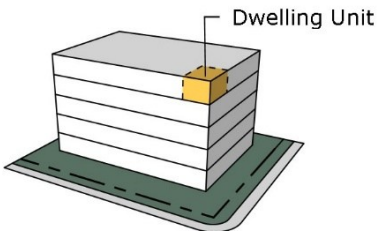
- 1) **“Apartment”** means the use of any building for six or more separate dwelling units divided vertically and/or horizontally. The following uses are excluded from this definition: a multiplex, townhouse, and stacked townhouse.

- 2) **“Detached House”** means the use of any building for a dwelling unit that is freestanding, separate, and detached from other main buildings or main structures. The following use is excluded from this definition: mobile home.
- 3) **“Semi-Detached House”** means the use of any building for two dwelling units which are attached side by side by a common wall extending from the base of the foundation to the roof line.
- 4) **“Multiplex”** means the use of any building located on a single lot that contains two, three, four, or five separate dwelling units and is divided horizontally, vertically or in any combination of both. The following uses are excluded from this definition: a townhouse and stacked townhouse.
- 5) **“Stacked Townhouse”** means the use of any building for dwelling units that are attached side by side, and with two or three units high, with each dwelling unit having the following:
 - a) a private entrance at grade level; and
 - b) a private open space area, in which upper units may utilize a portion of the roof of any lower unit.
- 6) **“Townhouse”** means the use of any building for three or more dwelling units that are attached side by side with the following:
 - a) common walls extending from the base of the foundation to the roof line,
 - b) no dwelling units on top of another dwelling unit, and
 - c) with each dwelling unit having a separate entrance at grade level.
- 7) **“Street Townhouse”** means the use of any townhouse with each unit on a separate lot and having legal frontage on a public street.
- 8) **“Back-to-Back Townhouse”** means a dwelling unit within a building containing four or more dwelling units divided by vertical common walls above grade, including a common rear wall..
- 9) **“Farmworker Housing”** means the use of any building that provides housing accommodations for farmworkers working in agricultural operations.
- 10) **“Mobile Home”** means the use of a dwelling unit designed for permanent occupancy by one household, in which the following apply:
 - a) the floor area is greater than sixty-five square metres;
 - b) the dwelling unit is factory-built;

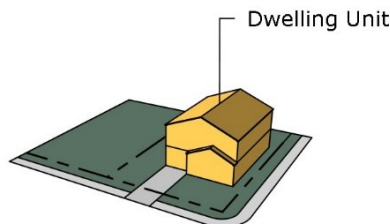
- c) the dwelling unit is connected or designed to be connected to public utilities; and the dwelling unit is transported to the site as a single unit, and is installed on a foundation, whether or not wheels or, running gear have been removed.

Dwellings (Types):

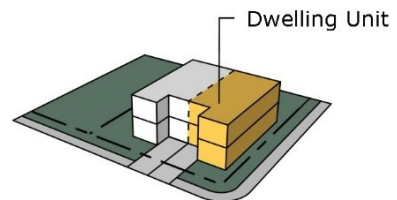
1) Apartment



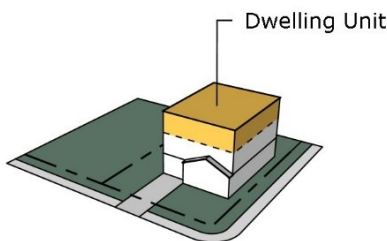
2) Detached House



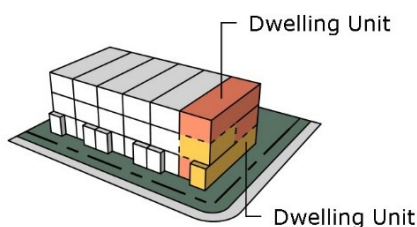
3) Semi-Detached House



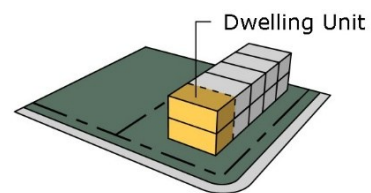
4) Multiplex



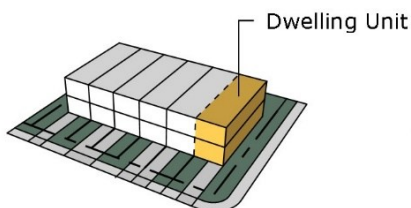
5) Stacked Townhouse



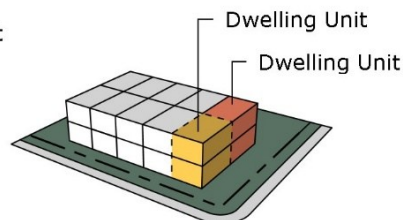
6) Townhouse



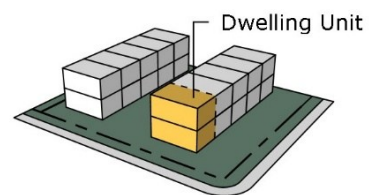
7) Street Townhouse



8) Back-to-Back Townhouse



9) Cluster Housing



“Dwelling Unit” means a single and independent unit within a building comprised of one or more connected rooms, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants. Which is used or intended for use by one household, and where the following applies:

- a) a private entrance is provided directly from outside the building or from a common hallway inside the building, and
- b) all occupants have access to all the habitable areas and facilities of the dwelling unit.

- 1) **“Rooming House”** means the use of any dwelling unit that provides sleeping accommodation in more than three rooms, where the rooms are rented or leased individually to occupants, and where the following applies
 - a) The dwelling unit contains shared facilities for food preparation, eating, living, and sanitation that are for the exclusive use of the occupants;
 - b) the occupants do not have access to all habitable areas and facilities within the dwelling unit;
 - c) Rooms used for sleeping accommodation may contain a washroom or limited cooking facilities, provided that such room individually or collectively do not constitute as separate dwelling unit.

The following uses are excluded from this definition: hotel, group home, bed and breakfast, and emergency care.

E

“Electric Vehicle Charging Station” means a parking space with electric vehicle supply equipment.

“Electric Vehicle Supply Equipment” means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between the branch circuit and electric vehicle.

“Emergency Dispatch Station” means the use any lot, building, or structure for a fire hall, police station, or emergency medical service facility.

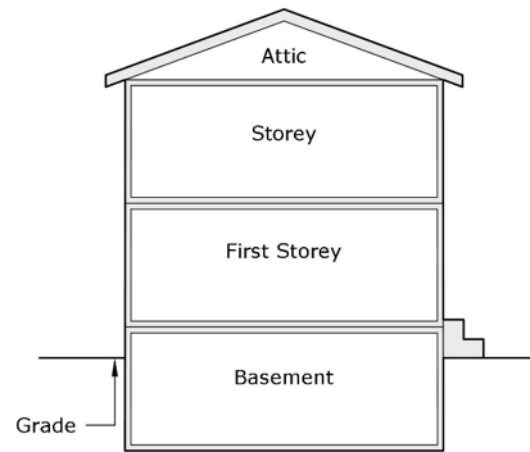
“Entertainment Facility” means the use of any lot, building, or structure for providing entertainment to attendees and includes cinemas, theatres, art galleries, museums, and other places of entertainment. The following uses are excluded from this definition: casinos, training facilities, and recreation facilities where attendees participate in an activity.

“Existing” means legally existing as of the effective date of this By-law.

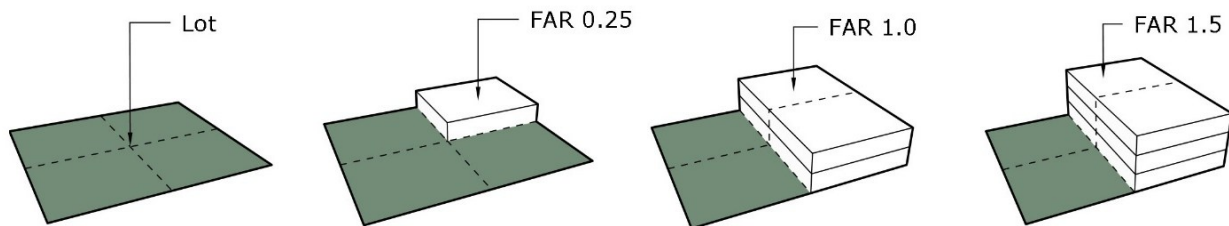
F

“Fairgrounds” means the use of any lot, building, or structure for holding fairs and events where goods, including food and beverages, and services such as entertainment may be provided. This definition permits the activities within the mandate of the Western Fair Association including but not limited to a horse racing facility and a casino that is authorized by the Province of Ontario.

“First Storey” means the storey with its floor closest to grade and having the entire ceiling more than 1.8 m above grade. test



“Floor Area Ratio (FAR)” means the gross floor area of all buildings on a lot divided by the area of the lot. Floor Area Ratio is calculated separately for each zone on the lot.



“Funeral Home” means the use of any lot, building or structure for the care and preparation of human remains, and may include areas for visitation, ceremonial services, and related bereavement support. Care and preparation activities are conducted by individuals licensed under provincial legislation.

G

“Golf Course” means the use of a lot for the purpose of playing golf over a series of holes and may include the use of buildings for a club house and accessory uses.

“Green Energy Facility, Large-scale” means the use of any lot, building, or structure for the generation, collection, storage, and distribution of electrical or thermal energy from a renewable energy source for commercial sale and/or distribution to the public grid.

“Green Energy Facility, Small-scale” means the use of any lot, building, or structure for the generation, collection, storage, and distribution of electrical or thermal energy from a renewable energy source primarily for use on the same lot and is secondary to and supportive of a principal permitted use on that lot.

“Gross Floor Area” means the total gross horizontal areas of all floors of a building or buildings on a lot, measured from the exterior faces of the exterior walls or from the centreline of any common wall between buildings. Gross Floor Area includes:

- a) basement floor area where the basement ceiling height is 1.8 metres or more, unless otherwise specified;
- b) elevator shafts and stairwells at each floor, floor area used for mechanical equipment, penthouse, attic space having headroom of 2.0 metres or more over at least half the attic floor area, interior balconies and mezzanines, enclosed porches and floor area devoted to accessory uses;
- c) service areas associated with a Vehicle Repair Garage; and
- d) parking areas within a building or structure or part thereof, loading spaces within a building or structure or part thereof, parking structures, and residential garages.

H

“Habitable Room” means a room in a dwelling unit used for living, sleeping, eating, or cooking, and does not include bathrooms, water closets, laundries, pantries, closets, hallways, corridors, stairways, or mechanical or utility rooms. “Habitable Area” has a corresponding meaning.

“Home Occupation” means an occupation or business conducted for gain or profit by a permanent resident of a dwelling unit, which is secondary to the residential use of the dwelling. A home occupation does not include a bed and breakfast.

“Hospital” means the use of any lot, building or structure for the treatment of patients and that is approved as a public hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40.

“Hotel” means the use of any use of any lot, building, or structure for the temporary lodging of the travelling public. The following use is excluded from this definition: bed and breakfast.

I

“Industrial Facility - Light (Class I)” means the use of any lot, building or structure for production, processing, manufacturing, fabrication, assembly, or similar processes that meet the Class I classification in the D-6 Series Guidelines. Class I facilities are typically located within fully enclosed buildings and generally involve self-contained processes and packaged products with low potential for off-site impacts. Some examples include electronics manufacturing and repair, furniture refinishing, beverage bottling, auto parts supply, and packaging services.

“Industrial Facility - General (Class II)” means the use of any lot, building or structure for production, processing, manufacturing, fabrication, assembly, or similar processes that meet the Class II classification in the D-6 Series Guidelines. Class II facilities may include open or partially enclosed processes and may include open storage. These facilities may generate moderate off-site impacts associated with typical industrial activities. Some examples include magazine printing, metal fabrication, electrical component manufacturing, dairy product manufacturing, and dry-cleaning plants.

“Industrial Facility - Heavy (Class III)” means use of any lot, building or structure for the production, processing, manufacturing, fabrication, assembly, or similar processes that meet the Class III classification in the D-6 Series Guidelines. Class III facilities may include open processes, open storage, of raw or finished materials, and activities with a higher potential for off-site impacts. These facilities may also involve the processing, use, or storage of hazardous, flammable, or explosive materials. Some examples include paint and varnish manufacturing, organic chemical production, breweries, solvent recovery plants, soap and detergent manufacturing, and metal manufacturing.

“Industrial Sales and Service” means the use of any lot, building or structure for a business that sells, leases, rents, or repairs industrial, agricultural equipment, machinery, or materials.

“Instruction Studio” means the use of any lot, building, or structure, for the instruction of art, music, dancing, yoga, fitness, languages or similar disciplines to individuals or small groups.

J

K

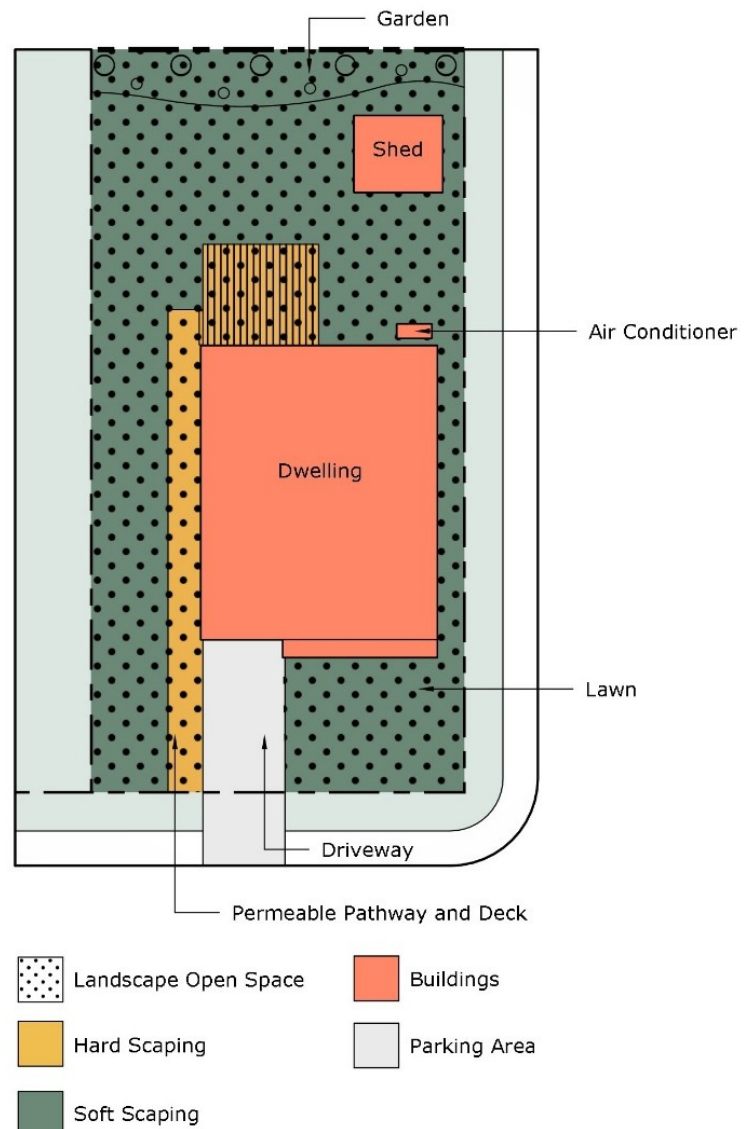
“Kennel” means the use of any lot, building or structure for housing, grooming, breeding, boarding, training, selling, and providing minor medical treatments for three or more domesticated animals.

L

“Landscaped Open Space” means the portion of a lot required to be maintained with landscaping, consisting of permeable surfaces such as grass, trees, shrubs, planting beds, and similar vegetation. Landscape open space may include walkways and other hard surfaces used for outdoor amenity where such surfaces are designed and constructed as permeable surfaces. Landscaped open space does not include buildings, Parking Areas, loading spaces, driveways, open storage areas, or any area enclosed within a building, but may include landscaped areas located above an underground structure.

1) **“Soft Scaping”** means permeable, vegetative landscaping consisting principally of organic, in-ground plantings such as trees, shrubs, hedges, ornamental flowers, and grasses, and may include accessory ground cover. Soft scaping excludes non-organic surfaces, including artificial grass.

2) **“Hard Scaping”** means non-vegetative landscape materials such as brick, pavers, rock, stone, concrete, tile, or wood, excluding any area used for parking, and includes features such as walkways, patios, decks, or in-ground pools. Permeable hard scaping may count towards Landscape Open Space.



“Landscaped Strip” means a landscaped area or buffer located inside and along the perimeter of a lot, intended to provide visual separation or screening between land uses or streets. A landscape strip may include soft-scaping, trees, permeable landscaping and low-impact stormwater management features, pedestrian amenities, and screening elements such as fences or noise mitigation walls. A landscape strip does not include parking areas, loading areas, driveways, outdoor storage areas, or any area enclosed within a building.

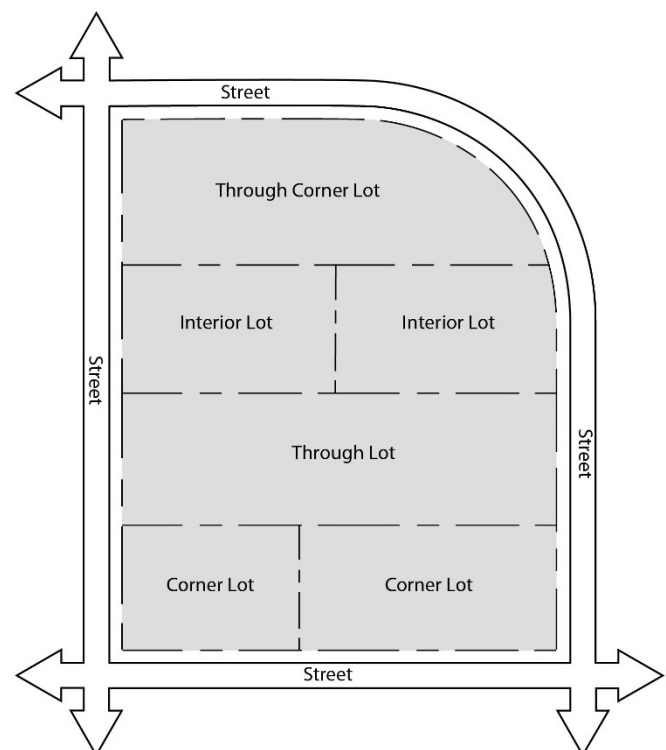
“Lane” means a public or private right-of-way shown on a registered plan that provides public access for pedestrians, vehicles, or emergency access and is not considered a street.

“Livestock-Related Use” means the use of any lot, building or structure for the veterinary care of livestock or processing of meat into food, including the slaughtering of animals, and the production, processing, handling, storage, and sale of meat products and livestock.

“Loading Space” means an off-street space used for loading or unloading persons, goods, wares, or merchandise.

“Lot” means a parcel of land that can be legally conveyed as a separate parcel pursuant to the Planning Act.

- 1) **“Corner Lot”** means a lot situated at the intersection of two or more streets, or a lot located on two parts of the same street where the angle of intersection does not exceed 135 degrees.
 - a) For a curved lot line, the corner of the lot is the point on the front lot line and exterior side lot line nearest to the intersection of the projected extensions of those lot lines.



b) A lot line that is adjacent to a corner lot and has two lots lines abutting the same street as the that corner lot is also considered a corner lot.

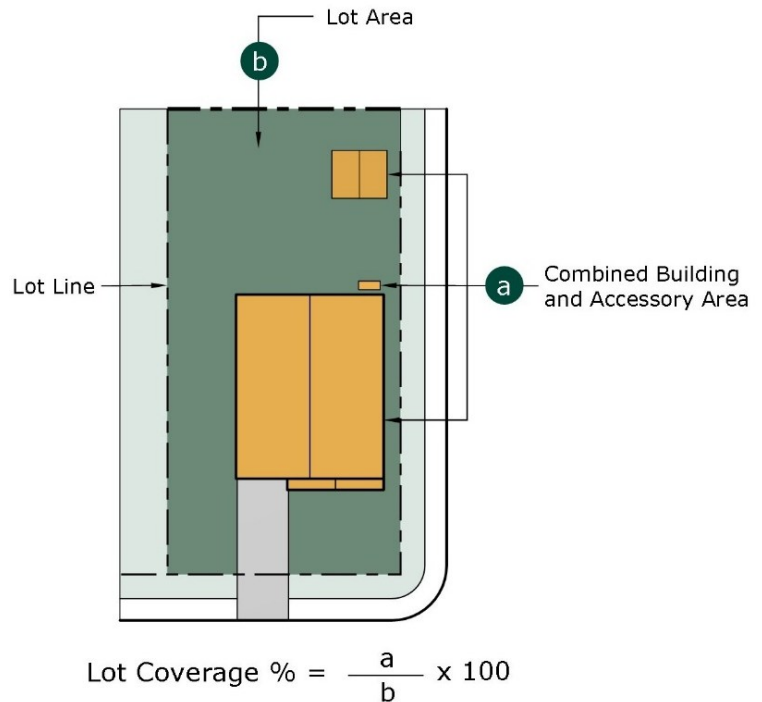
2) **“Interior Lot”** means a lot other than a corner lot, through lot, or through corner lot.

3) **“Through Lot”** means a lot bounded on opposite sides by streets.

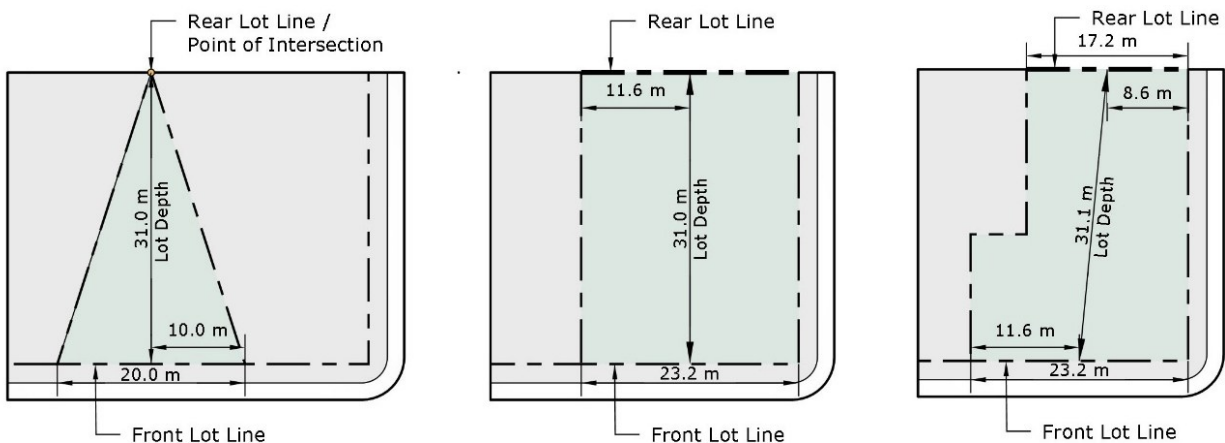
4) **“Through Corner Lot”** means a lot that is both a corner lot and a through lot, having street frontage on three or more streets or on three or more parts of a street.

“Lot Area” means the total horizontal area within the lot lines of a lot.

“Lot Coverage” means the percentage of a lot area covered by the first storey of all buildings on a lot, including accessory buildings, but excluding balconies, canopies and overhanging eaves which are 2.0 metres or more above finished grade.



“Lot Depth” means the horizontal distance between the front and rear lot lines. Where the front and rear lot lines are not parallel, lot depth is measured as the length of a line joining the midpoints of those lines.



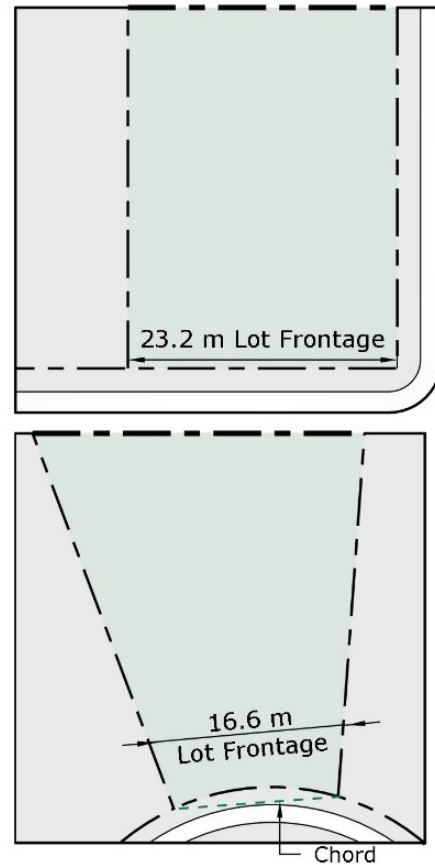
Lot depth is measured from the mid point of the front lot line to the mid point of the rear lot line. For a triangular lot, the rear lot line is the point where the side lot lines meet, and lot depth is measured from the mid point of the front lot line to that point of intersection.

“Lot Frontage” means the horizontal distance between the side lot lines measured along the front lot line. Where the front lot line is not straight, or where the side lot lines are not parallel, lot frontage is measured by a straight line drawn 6.0 metres back from and parallel to the chord of the frontage. For this purpose, the chord of the frontage is the straight line joining the two points where the side lot lines intersect the front lot line.

“Lot Line” means any boundary of a lot.

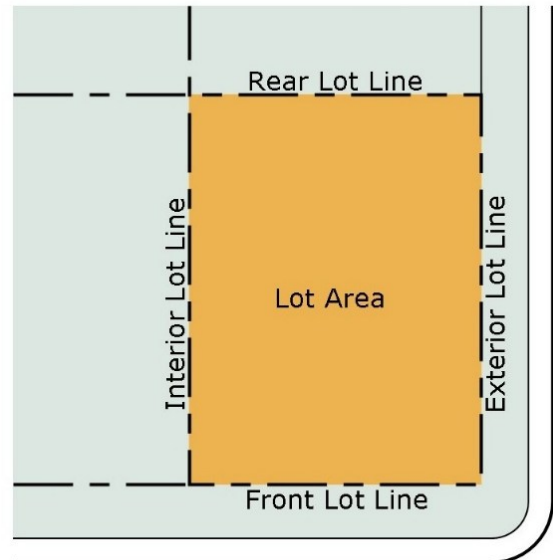
- 1) **“Front Lot Line”** means the lot line that abuts a street.
 - a) For a corner lot or through lot, the shorter lot line that abutting a street is the front lot line, and the longer lot line abutting a street is the Side Lot Line or the Rear Lot Line, as applicable.
 - b) For a corner lot or through lot with two street abutting lot lines of equal length, the lot line abutting the higher order street is the front lot line. If both streets are of the same classification, the lot line abutting the wider street is the front lot line. If the street is of equal width, the lot line abutting the higher order public street is the front lot line. If both streets are of the same planned function and of the same width, the owner may designate front lot line.
 - c) Notwithstanding the above, where a corner or through lot is in a Neighbourhood Zone, the front lot line is the lot line abutting the neighbourhood street or lowest-order street.
 - d) Where this By-law requires the lot line abutting a specific street classification to be the front lot line, the lot line abutting that required street classification shall be deemed the front lot line.

Measuring Lot Frontage



Lot frontage is the straightline distance between the points where the side lot lines meet the front lot line. If the front lot line is curved or the side lines aren't parallel, a straight chord is drawn across the frontage and the measurement is taken from a line 6 metres back, parallel to that chord.

- 2) **“Rear Lot Line”** means the lot line farthest from or opposite to the front lot line. Where the side lot lines meet at a point, as in the case of a triangular lot, that point is deemed to be the rear lot line.
- 3) **“Side Lot Line”** means a lot line other than a front or rear lot line.
- 4) **“Exterior Lot Line”** means a side lot line that abuts a street.
- 5) **“Interior Lot Line”** means a side lot line that does not abut a street.

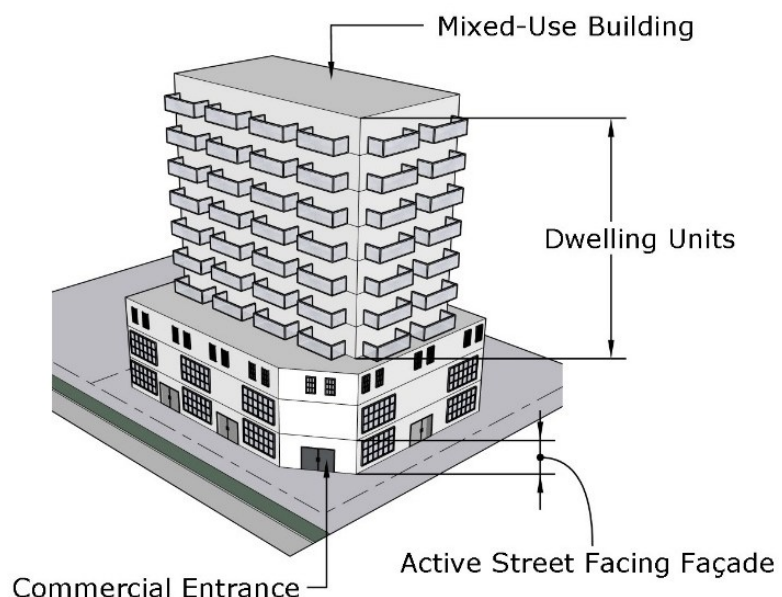


M

“Medical Clinic” means the use of any lot, building or structure for providing medical services, including preventive, diagnostic, treatment, therapeutic, rehabilitative, or counselling services. Treatment may include minor surgeries and overnight accommodation for persons receiving medical services. The following uses are excluded from this definition: hospital, personal service and service office.

“Mixed-Use Building” means a building that contains both residential uses and non-residential uses.

“Model Home” means a dwelling constructed for display to the public within a draft approved plan of subdivision and not occupied for human habitation. A portion of this dwelling may be used as a temporary sales office for dwellings within the subdivision.



N

“Non-Conforming” means a use of any lot, building or structure which was lawfully established and/or existed on the date of passing of this By-Law but does not conform or comply to the permitted uses and/or regulations of the zone in which it is now located.

“Noxious” means a use that is offensive, harmful, or dangerous due to emissions, contaminants, nuisance effects, or other adverse environmental or health impacts, including any offensive trade within the meaning of the Health Protection and Promotion Act.

O

“Office” means the use of any lot, building or structure for the creation and processing of information, including administration, software development, customer support, consulting, finance, management, and marketing or other similar activities. Offices usually have a limited street front presence and are primarily attended by employees rather than customers or members of the public. The following use is excluded from this definition: medical clinic.

“On-Farm Diversified Use” means uses that are secondary to the principal Agricultural Use of the property and are limited in area. On-farm diversified uses may include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

“Open Storage” means the accessory use of a lot for the storage of raw materials, equipment, or other materials in an area not enclosed within a building or structure. The following uses are excluded from this definition: a parking area, transportation depot, salvage yard, and vehicle yard.

“Outdoor Commercial Recreation” means the use of any lot for commercial or private outdoor recreational or athletic activities that take place primarily outside and are not located within a building. Outdoor commercial recreation includes activities such as go kart tracks, miniature golf courses, outdoor waterparks, and similar outdoor attractions. Outdoor commercial recreation does not include community facilities or recreation facilities.

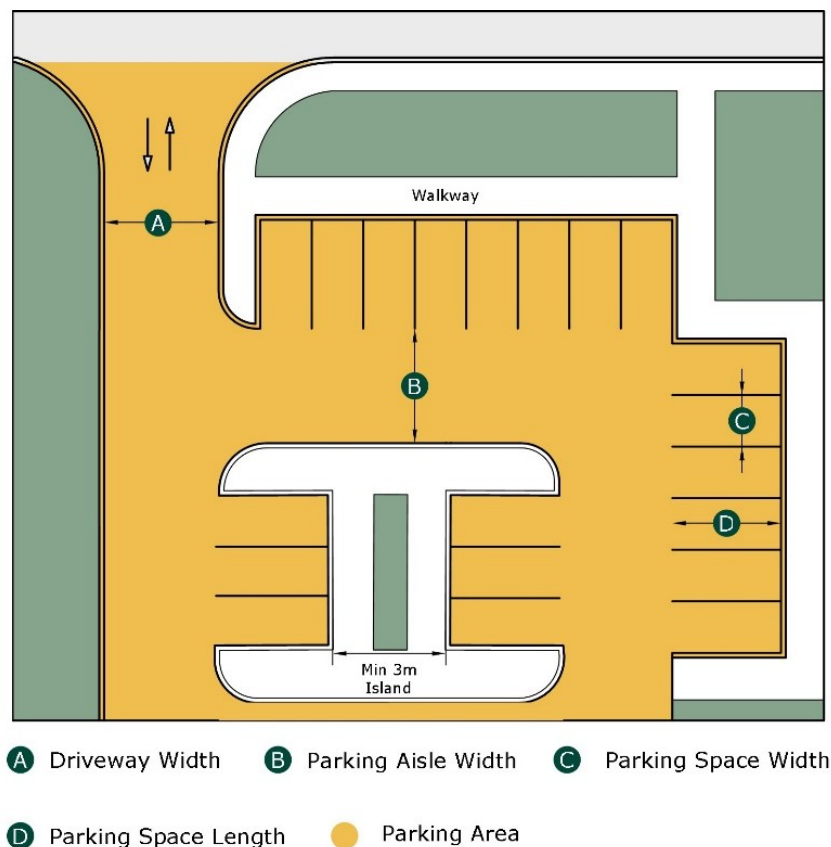
“Outdoor Retail” means the accessory use of a lot for buying and selling plants, shrubs, trees, landscaping and gardening products, lumber, wood, building materials, feed, fertilizer, ice, and allied commodities. The following use is excluded from this definition: outdoor manufacturing or outdoor processing.

P

“Park” means the use of any lot consisting largely of open space, used for active or passive recreation or conservation. A park may include outdoor recreational areas, pathways or trails, sports facilities, playgrounds, or other similar publicly accessible outdoor uses. A park that is owned or controlled by a public authority may include any activity permitted by the City of London Parks and Recreation Area By-law PR02.

“Parking Aisle” means the area used by vehicles for access to and from off-street parking spaces but does not include a driveway.

“Parking Area” means an area of land, a building, a structure or any portion of land or building used for the temporary parking or storage of motor vehicles. A Parking Area includes Parking Spaces, Vertical Stacking Spaces, Parking Aisles, Driveways, and Parking Structures, but does not include a Residential garage.



“Parking Space” means an unobstructed area used for the parking of one vehicle.

“Parking Structure” means a building or structure or part thereof for the temporary parking of vehicles and is accessory to another use.

“Passenger Terminal” means the use of any lot, building, or structure, for buses or trains to pick up and discharge fare-paying passengers.

“Personal Service” means the use of any lot, building or structure that provides personal services to individuals and may include tattoo parlours, grooming services, tailoring, shoe repair, laundromats, dry cleaning, pet grooming, and rental shops. The following uses are excluded from this definition: medical clinics, service offices.

“Place of Worship” means the use of a lot, building or structure for the regular assembly of persons for the practice of religious worship, services or rites, and may include associated religious, social, community and charitable activities.

“Podium” means the first storey and any additional floors that have a direct relationship to the streetscape and public realm. The Podium may include multi-storey podium elements, portions of a Tower that extend to the first storey, and structured Parking Areas that form part of the building base.

“Post-Secondary School” means the use of any lot, building or structure for academic instruction after the secondary grades, including a college of applied arts and technology or a university designated under the Ministry of Colleges and Universities Act. The following uses are excluded from this definition: training facility.

“Private Zoo” means a privately operated use where live animals are kept in captivity for public display, entertainment, or education, whether permanent or mobile, and where animals and the public are separated by fixed barriers or controlled contact. The following uses are excluded from this definition: pet shop, animal shelter, pet adoption centre, veterinary clinic, veterinary hospital, kennel, or agricultural use.

“Propane Transfer Facility” means a facility at a fixed location having not more than one storage container and such container shall not have an aggregate propane storage capacity in excess of 50,000 litres (10,994 gallons) and from which no retail sale of propane fuel to the public is or may be effected.

“Public Authority” means:

- a) the Government of Canada, the Government of Ontario, or a municipal corporation;
- b) any ministry, department, commission, authority, board, or agency established by the Government of Canada or the Government of Ontario; and any public utility provider.

“Public Use” means the use of a lot, building, or structure, by or for a public authority to provide a service to the public.

- a) the Government of Canada, the Government of Ontario, or a municipal corporation;
- b) any ministry, department, commission, authority, board, or agency established by the Government of Canada or the Government of Ontario; and any public utility provider.

Q

“Queuing Aisle” means a designated on-site lane where vehicles line up to access a drive-through facility, separated from other vehicle and pedestrian movement by barriers, curbing, or pavement markings.

“Queuing Space” means an individual vehicle space within a queueing aisle that accommodates one vehicle waiting to access a drive-through facility.

R

“Recreation Facility” means the use of any lot, building or structure for the general purpose of participating in social, recreational, or athletic activities. The following uses are excluded from this definition: outdoor commercial recreation, entertainment facilities, casinos, and training facilities.

“Reserve (0.3 Metre Reserve)” means a strip of land 0.3 metres in width owned by a public authority and placed along the boundary of a street allowance to control access, regulate development, or manage the timing of street openings and municipal services.

“Research and Development” means the use of any lot, building or structure for scientific or technical research, analysis, experimentation, or development of products or processes, including limited production of prototypes. The following uses involving

the manufacturing and production of products are excluded from this definition:
advanced manufacturing facilities and industrial facilities - light (class I).

“Residential Garage” means a portion of a building or a detached accessory building designed or primary used for parking or storage of vehicles. A Private Residential Garage includes a carport.

“Residential Garage Width” means the interior width of an attached residential garage, measured at its widest point between the interior faces of the garage walls, for the portion of the garage located between the front lot line and the nearest main wall of the dwelling.

“Resource Extraction” means the use of any lot for the removal of gravel, rock, sand, earth, clay, fill, mineral or other material by means of open excavation to supply material for construction, industrial, or manufacturing purposes, and may include a pit or wayside pit, aggregate storage area, asphalt batching plant, portable asphalt plant, concrete batching plant or crushing plant.

“Restaurant” means the use of any lot, building or structure where meals or refreshments are provided to order, and may include table service on an accessory patio.

“Retail Store” means the use of any lot, building or structure for the sale, auction, or rental of consumer goods to the public for personal or household use. Retail Store includes membership-based retail operations. The following uses are excluded from this definition: vehicle dealerships, or vehicle rentals.

S

“Salvage Yard” means the use of any lot, building or structure for the wrecking, dismantling, and storage or sale of used goods, vehicles, wares, or materials.

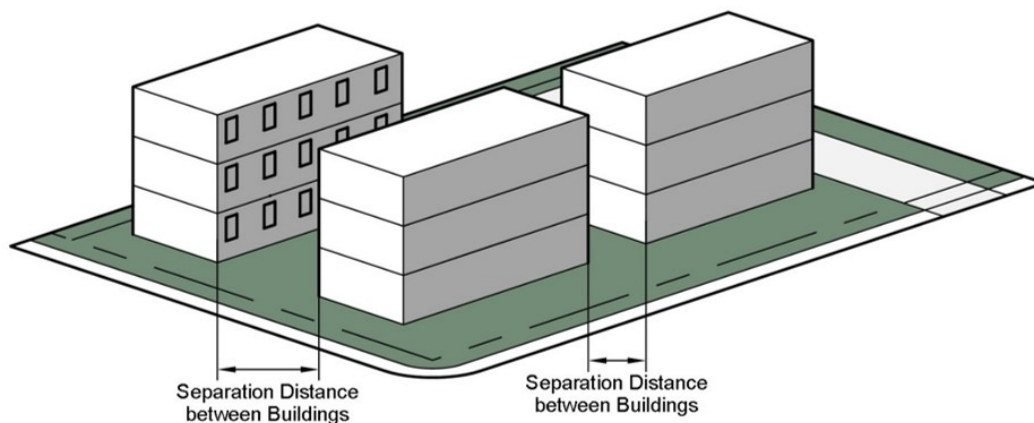
“School, Elementary” means a School that provides academic instruction from kindergarten to grade eight. The following uses are excluded from this definition: training facility.

“School, Secondary” means a School that provides academic instruction from grades nine to twelve. The following uses are excluded from this definition: training facility.

“School, Private” means the use of any lot, building, or structure where private academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided. The following uses are excluded from this definition: training facility.

“Self Storage” means the use of any lot, building or structure for the storage of goods, wares, merchandise, foodstuffs, substances, or articles within storage units that are accessible by the user, including limited open storage where permitted.

“Separation Distance” means the shortest distance between buildings, excluding allowable projections.



“Service Area” is defined as all areas utilized to service and repair vehicles, and may include lifts, joists, service pits and tool and part storage.

“Service Office” means the use of any lot, building or structure for providing convenience office services to the public including financial, accounting, tax, real estate, banking, postal, printing, copying, travel services, laundry, textile and shoe repair, and social services, where the public may regularly visit either on a drop-in or appointment basis. For this definition, social services include the provision of services intended to promote and improve people's independence; economic self-efficiency; and social and health development. The following uses are excluded from this definition: personal service, medical clinic, and emergency care.

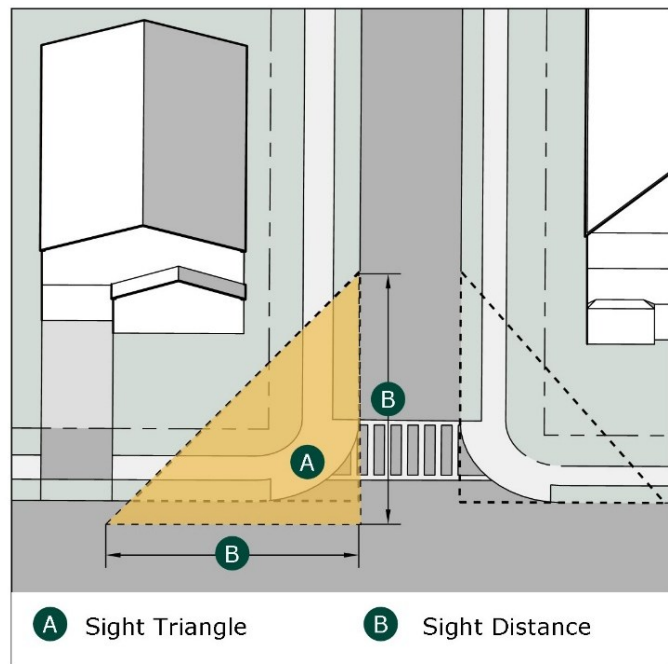
“Setback” means the shortest horizontal distance between a point, line or structure specified and the nearest part or any specified part of any building, structure, excavation, or open storage on a lot.

“Step Back” means the horizontal distance by which a portion of a building façade at or above a specified height is set back from the façade below, measured horizontally from the exterior wall of the lower portion of the building.

“Sight Distance” means a length of distance measured along a street line from the point of intersection of two street lines.

“Sight Triangle” means a triangular area at the intersection of two street lines that is kept, free of buildings, structures and obstruction, except those permitted, and is formed by the street lines and a third line drawn between two points on the street lines that are located at the required sight-distance from their intersection.

“Storage Depot” means an area including reservoir, silo, and tank storage; hangers; open air parking; and open-air storage. The following uses are excluded from this definition: salvage yards, resource extraction operations, and wayside pits.



“Storey” means the portion of a building situated between the surface of any floor and the surface of the floor above it, and, if there is no floor above, the portion between the surface of the floor and the ceiling above it, and which is more than 50% above the average finished grade and has a height of more than 2.1 metres. A storey includes an attic that provides more than 2.1 metres of clear headroom over at least 50% of the attic floor area.

“Street” means a public or private right-of-way that provides access for vehicles to abutting lots. A street includes the travelled surface, shoulders, boulevards, and sidewalks. A street does not include a lane.

1) **“Private Street”** means a street not owned by a public authority.

2) **“Public Street”** means a street owned, assumed, or maintained by a public authority.

“Street-Facing Façade” means the exterior wall of a building, or portion of an exterior wall, which faces a street and is located along or generally parallel to a front lot line or exterior side lot line.

“Structure” means anything that is constructed or placed on land that is fixed, supported by the ground, or attached to another structure. A structure includes heat pumps, air exchangers, air conditioners, seasonal commercial tents, and swimming pools, whether above or below ground, but does not include a fence, sign, basketball standard, or flagpole.

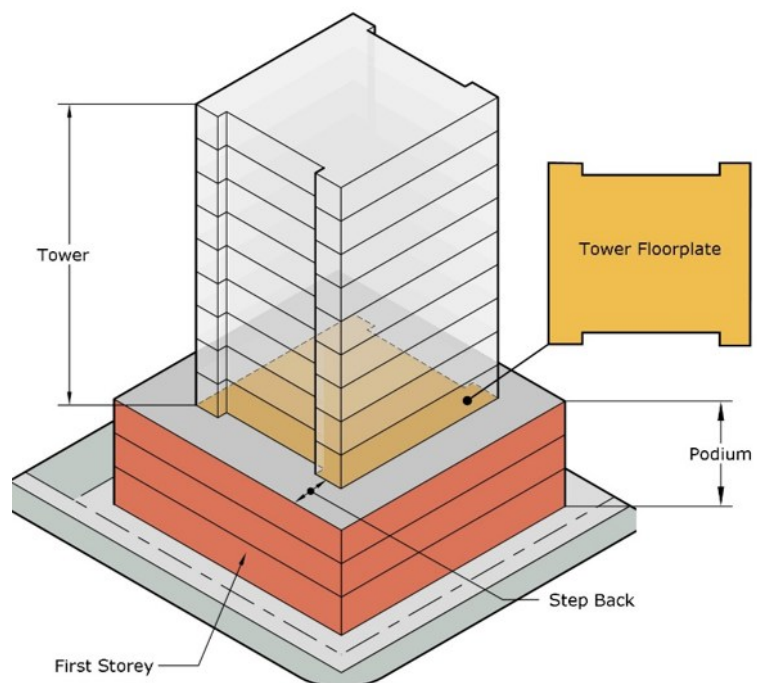
T

“Temporary Sales Office” means a temporary real estate or development sales centre located on lands with an approved or active development application and used for the sale, lease, or marketing of units or lots within that development.

“Tower” means the middle portion of a Tall Building that sits above the Base or Podium and below the top of the building, and that contains the primary function of the building.

“Tower Floorplate” means the gross floor area of a single storey of the tower portion of a building, measured to the outside face of the exterior walls.

“Training Facility” means the use of any lot, building or structure for the provision of training or educational services which may include, but are not limited to, the instruction of a trade, skill, service, administration, business, aviation, language, adult education, or hairdressing. The



following uses are excluded from this definition: an elementary school, secondary school, and post-secondary school.

“Transportation Depot” means use of any lot, building or structure for the storage, parking, maintenance, of buses, taxis, trucks, tractor trailers, or other commercial vehicles for commercial purposes, rental or leasing. The following uses are excluded from this definition: commercial parking lot, warehouse, and vehicle yard.

U

“Use” when used as a noun, means the purpose for which any land, building, structure or premises, or any part of them, is arranged, designed, or intended to be used. “Uses” has a corresponding meaning. “Use”, when used as a verb, means to use land, a building, a structure, or premises for a particular purpose.

V

“Vehicle” means any motorized or towable device used for transportation, including automobiles, trucks, motorcycles, e-bikes, e-scooters, boats, recreational vehicles, construction equipment, farm equipment, and trailers. A vehicle does not include devices powered solely by human effort.

- 1) **“Commercial Vehicle”** means a motor vehicle with a permanent attached truck, or delivery body and includes ambulances, hearses, casket wagons, fire trucks, buses, and tractors used for hauling.
- 2) **“Recreational Vehicle”** means a motorized or towable vehicle to provide temporary sleeping or short-term living facilities, while travelling or vacationing, including travel trailers, camper trailers, pick-up coaches, motor homes, and similar vehicle and includes recreational trailers.

“Vehicle Dealership and Rental” means the use of any lot, building or structure for the display, sale, lease, or hire of vehicles. For this definition, “vehicle” excludes the following: motorized construction equipment, farm equipment, truck bodies, truck tractors, or tractor trailers.

“Vehicle Repair Garage” means the use of any lot, building or structure for the major repair of vehicles that may be done while the customer does not wait on-site, such as auto body, auto detailing, auto upholstery, and transmission or muffler shops. For the

purpose of this definition, "vehicle" excludes motorized construction equipment, farm equipment, truck bodies, truck tractors, or tractor trailers. The following use is excluded from this definition: industrial sales and service.

“Vehicle Service Station” means the use of any lot, building or structure for the sale, and direct delivery of gasoline or other motor fuels into a vehicle and for providing vehicle cleaning services.

“Vehicle Yard” means the use of any lot for temporarily storing disabled motor vehicles, as well as motor vehicles or other mobile equipment that were impounded for legal violations after being towed, until they are reclaimed. The following uses are excluded from this definition: parking lot, vehicle dealership and rental, vehicle repair garage, vehicle service station, transportation depot, industrial sales and service, and salvage yard.

“Veterinary Clinic, Small” means the use of any lot, building or structure by a veterinarian and their staff to provide care and treatment to pets kept for personal, recreational or hobby purposes. Pets include animals such as dogs, cats, and birds, and do not include livestock or other animals raised for agricultural purposes.

“Veterinary Clinic, Large” means the use of any lot, building or structure for a veterinarian and their assistants to provide care and treatment to livestock and other animals.

“Vertical Stacking Parking Spaces” means a parking space that is positioned above or below another parking space and is accessed by means of an elevating device.

W

“Warehouse” means the use of any lot, building or structure for the storage of goods or materials that will later be sold, distributed, or transported elsewhere for sale or consumption. The following uses are excluded from this definition: self-storage facilities or open storage.

“Waste Disposal Facility” means use of any lot, building or structure for the principal purpose of long-term disposal of waste.

“Waste Processing Facility” means use of any lot, building or structure for the principal purpose of sorting and processing waste to create a new product or raw material on site and may include a recycling centre and/or composting facility.

“Water Body” means a natural or artificial accumulation of water, whether permanent or seasonal, including lakes, ponds, rivers, streams, and watercourses. A water body does not include swimming pools or stormwater management ponds.

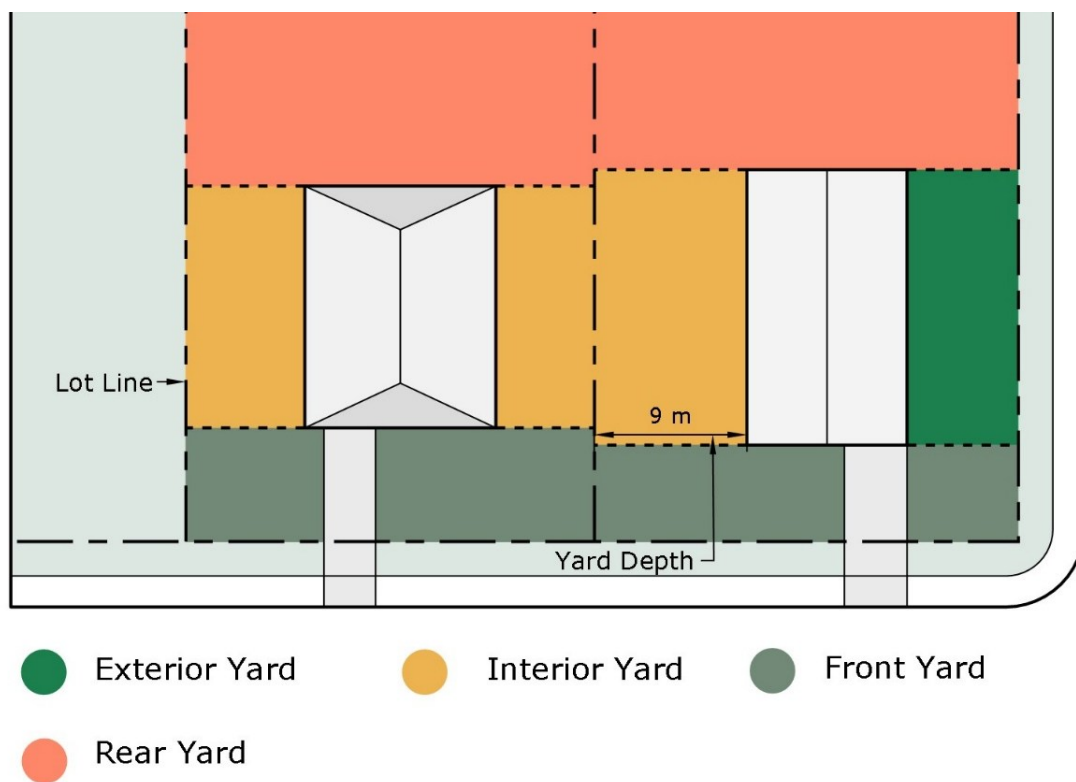
“Water Lot” means a parcel of land, or portion of a parcel, which is covered by water either permanently or seasonally and is legally described as a lot for the purposes of ownership, development, or regulation.

“Wholesale” means the use of any lot, building or structure for selling goods for delivery from the premises to industrial, commercial, or institutional establishments or organizations. The following uses are excluded from this definition: retail sales to the public, open storage, or outdoor retail.

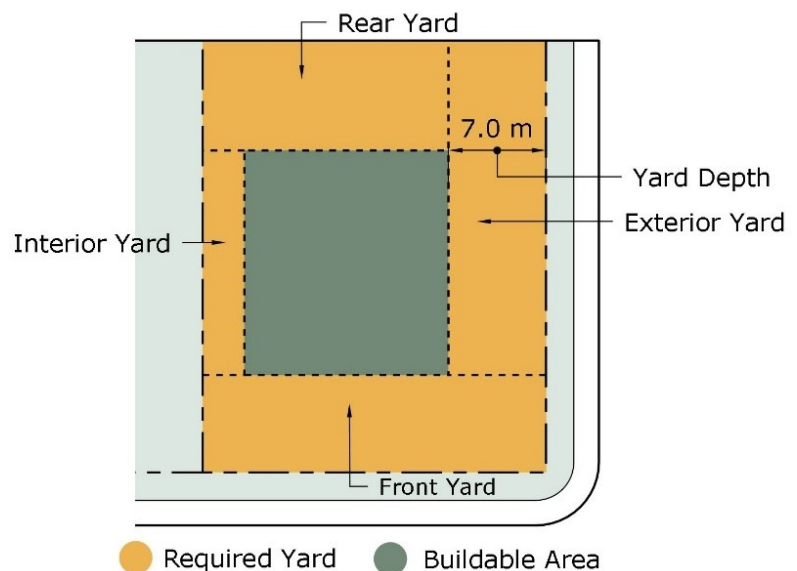
X

Y

“Yard” means an open, uncovered space on a lot that is not occupied by buildings or structures, except as permitted in this By-Law. Yard measurements use the minimum horizontal distance from the applicable lot line.



- 1) **"Exterior Side Yard"** means a side yard that abuts a street.
- 2) **"Front Yard"** means a yard between the front lot line and the nearest main wall of a building, extending across the full width of the lot.
- 3) **"Interior Side Yard"** means a side yard that does not abut a street.
- 4) **"Rear Yard"** means the between the rear lot line and the nearest main wall a building or structure extending across the full width of the lot.
- 5) **"Side Yard"** means the yard between a side lot line and the nearest main wall of a building or structure, running the length of the lot.
- 6) **"Required Yard"** means the minimum yard depth required by this By-Law.
- 7) **"Yard Depth"** means the shortest horizontal distance between a lot line and the nearest wall of a building or structure.



Z

"Zone" means a designated area shown on the Zoning Maps of this By-Law and established and designated by this By-law for one or more specific land uses.

"Zoning Compliance Letter" or "Zoning Certificate" means a document issued by the City to confirm compliance with the Zoning By-law.

Section 3: General Provisions

3.1 APPLICABILITY OF GENERAL PROVISIONS

No person shall erect or use any building or structure or use any land, or cause or permit any building or structure to be erected or used or cause or permit any land to be used in any zone within the City of London for lands affected by this By-Law except in conformity with the regulations specified by the applicable general and use-specific provisions set out in this by-law.

Where two or more provisions of this By-law apply to the same building, structure or use of land, the more restrictive provision shall apply, unless otherwise provided by this By-law.

3.2 ACCESS REQUIREMENTS

- a) No person shall erect any main building or structure on any lot in any zone unless such lot or an abutting lot held under the same ownership has frontage onto a street or highway assumed and maintained by a public authority.
- b) A main building or a main use may be constructed on a lot that has lot frontage onto a street in a plan of subdivision not yet assumed by a public authority or a private road in a plan of condominium provided that the appropriate agreements have been approved and registered.

3.3 ACCESSORY USES

Accessory uses, buildings, and structures shall be permitted in all zones on the same lot as the primary use, subject to the following regulations:

- a) An accessory use shall be incidental to the primary use of the lot.
- b) Accessory uses shall not include activities that, by their nature or operation, generate noise, emissions, vibration, odour, traffic, or visual impacts that exceed those normally associated with the primary use.

An accessory building or structure shall not be used for human habitation, except where permitted by this By-law for an additional residential unit, temporary garden suite, farm worker housing, or other permitted residential use. An accessory use, building or structure shall not be permitted on a lot

prior to the establishment of the primary use, unless otherwise permitted by this By-law.

3.4 ACCESSORY BUILDINGS

3.4.1 Permitted Height

- a) The maximum permitted height for an accessory building or structure shall be:
 - i. 10.0 metres for Institutional Zones, Industrial Zones, and Farmland Zones
 - ii. 6.0 metres for all other zones, in accordance with the required setbacks outlined in Section 3.4.3.

3.4.2 Lot Coverage

- a) The area occupied by accessory buildings and structures shall be included in the total permitted lot coverage for the lot.
- b) The total lot area covered by all accessory buildings and structures shall not exceed 10% of the lot area.
- c) Only 50% of the area of a greenhouse used for urban agriculture shall be included in the calculation for lot coverage.

3.4.3 Setbacks

- a) Where multiple setback provisions apply to an accessory building or structure, the greatest minimum setback shall apply.
- b) No accessory building or structure shall be permitted within a provided front yard, except as described in Section 3.17: Yard Encroachments.
- c) An accessory building or structure shall comply with the minimum front yard, interior side yard, and exterior side yard setback requirements of the applicable zone.
- d) The minimum rear yard setback shall be equal to the required interior side yard setback for the applicable zone, plus 1.0 metre.
- e) Notwithstanding d) and e) above, an accessory building or structure within a Neighbourhood Mixed-Use Zone, Neighbourhood Residential Zone, or Rural Neighbourhood Zone may have a reduced minimum setback from interior side and rear lot lines as follows:
 - i. 0.6 metres for an accessory building or structure not exceeding 4.0 metres in height.

- f) 2.6 metres for an accessory building or structure exceeding 4.0 metres in height. An accessory building or structure having a gross floor area of less than 10.0 square metres shall not be required to achieve minimum setbacks, provided the accessory building or structure is located entirely within the rear yard.
- g) Accessory buildings on any lot with a farm operation shall be located within 30.0 metres of the existing farm building cluster.
- h) If an accessory building or structure is in any zone other than a Neighbourhood Mixed-Use, Neighbourhood Residential, or Rural Neighbourhood Zone, and it is located in a side or rear yard that shares a property line with one of those zones, the building or structure must be set back from that shared property line by at least half its height, with a minimum setback of 2.6 metres.

3.5 AMENITY AREAS

Amenity areas are intended for the recreational or leisure use of residents or occupants.

- a) Any amenity area shall be located on the same lot as the use for which it is provided.
- b) Any common or private outdoor amenity area shall be located in any yard other than a required front or exterior side yard.
- c) Common outdoor amenity areas shall be aggregated into areas of not less than 50 square metres and shall be designed and located so that the length does not exceed four times the width.
- d) A private amenity area shall be accessed directly from the dwelling unit.
- e) An outdoor amenity area may be counted toward landscaped open space where it consists of soft landscaping, landscaped open space, rooftop landscaping, or permeable surface treatment.

3.5.1 Exceptions

Requirements for amenity areas shall not apply to conversion of existing buildings from non-residential to residential buildings with less than 20 dwelling units.

3.6 HEIGHT EXEMPTIONS

The following features shall not constitute part of a building or structure for the purpose of determining the height of a building or structure in any zone:

- a) Roof-mounted and rooftop features, including chimneys, skylights, mechanical penthouses, roof stairways, bulkheads, mechanical or electrical appurtenances, ventilating equipment, water tanks, solar collectors, windmills, and similar features;
- b) Architectural and symbolic features of places of worship, including spires, steeples, belfries, cupolas, minarets, and domes, provided they are not used for human habitation;
- c) Communication and utility structures, including lighting standards, power, radio, television or microwave towers, antennae, masts, flagpoles, clearance markers, and similar structures;
- d) Outdoor rooftop amenity areas and associated access and support facilities provided they are not used for human habitation; and
- e) Agricultural and industrial structures, including main farm buildings, barns, silos, grain elevators, storage bins, grain dryers, conveyors, cracking towers, windmills, and similar apparatus.

3.7 LANDSCAPING

- a) Where landscaped open space or a landscape strip is required by this By-law, such area shall be used for landscaping and shall not be used for parking, loading, driveways, aisles, open storage, garbage storage, mechanical equipment, or any other use unless otherwise permitted by this By-law.
- b) Notwithstanding 3.7.1 a), a driveway, pedestrian walkway, bicycle facility, utility crossing, or other access may cross a required landscape strip or landscape buffer, provided that the area occupied by the crossing shall not count toward the required landscaped open.

3.8 MINIMUM DISTANCE SEPARATION

- a) No building or structure shall be erected, enlarged, or used for a livestock facility, manure storage, anaerobic digester, or sensitive land use unless it complies with the Minimum Distance Separation (MDS) Formulae and Guidelines (Publication 853), as amended.

- b) Where a new livestock facility or manure storage is proposed within 300.0 metres of an Urban or Rural Neighbourhood Zone, the greater of 300.0 metres or the setback required by MDS shall apply.

3.9 NON-COMPLIANCE AS A RESULT OF PUBLIC ACQUISITION OR ROAD WIDENING

- a) No existing lot, building or structure shall be deemed to have come into contravention with any regulations or provisions of this By-law as a result of partial conveyance to or acquisition by any public authority.
- b) For road widening dedications through a Site Plan, Consent or Subdivision application, the land to be dedicated shall be included in calculations of lot area, coverage, parking, landscaped open space, floor area, floor area ratio, and density, provided all buildings remain wholly within the remaining lot boundaries.

3.10 PROHIBITED USES

Unless provided elsewhere in this Zoning By-law, the following uses shall be prohibited:

- a) Uses that are Noxious polluting, or produce or store hazardous substances;
- b) Uses that involve the management, recycling, and/or storage of hazardous waste;
- c) Uses that are prohibited pursuant to the provisions of the Environmental Protection Act;
- d) An access gate or security booth accessory to a residential use;
- e) The use of a lot for the manufacture of any explosive as defined under the Explosives Act; and
- f) The use of a lot for the intensive feeding of livestock, raising, breeding, or keeping any prohibited animal or private zoo.

3.11 USES PERMITTED IN MULTIPLE ZONES

3.11.1 All Zones Except the Environmental Zones

The following uses are permitted in any Zone, with the exception of the Hazard (GS4) Zone, the Natural Heritage (GS5) Zone, the Natural Heritage Review (ER1) Zone, and the Hazard Review (ER2) Zone, provided that the use, building or structure complies with all applicable provisions of this By-law:

- a) Public Use;
- b) Required vehicular, accessible, bicycle parking areas, where accessory to a permitted use on the same lot; and
- c) Temporary wayside pits and quarries and portable asphalt plants/portable concrete plants.

3.11.2 All Zones Including the Environmental Zones

The following uses are permitted in any Zone, including the Hazard (GS4) Zone, the Natural Heritage (GS5) Zone, the Natural Heritage Review (ER1) Zone, and the Hazard Review (ER2) Zone, provided that the use, building, or structure complies with all applicable provisions of this By-law:

- a) Parks and Open Spaces; and
- b) Infrastructure.

3.12 GROUP HOMES

- a) Where permitted by a zone, a group home is permitted to occupy the whole of an individual dwelling unit in a single detached house, a semi-detached house, or multiplex containing no more than 3 units.
- b) The maximum occupancy for a group home is 8 beds.

3.13 PUBLIC USES AND UTILITIES

- a) Public uses and utilities shall be permitted in all zones and shall be subject to the most restrictive zone regulations.
- b) The temporary storage of construction equipment used for public works, or any other work under the jurisdiction of a public authority or a utility shall be permitted in any zone.

3.14 RESERVES

Where a lot is separated from a street by a 0.3 metre reserve owned by a public authority, the reserve shall not prevent the lot from being considered to have frontage on a street, provided that legal access has been established or is secured to the satisfaction of the City.

3.15 SETBACKS FROM HAZARDS AND INFRASTRUCTURE

Where a setback in this Section is measured from a feature that is not located on a lot line, the setback shall be measured from the physical feature, mapped feature, easement boundary, right-of-way limit, active use area, top of bank, centreline, wellhead, facility boundary or other point of measurement specified in the applicable subsection.

3.15.1 Airports

Any sensitive land uses within the Noise Exposure Forecast Contour 25 (NEF 25), or any other land use within Noise Exposure Forecast Contour 30, from the London International Airport shall adhere to *London Airport Zoning Regulations (C.R.C, c.93)* and the guidelines set within Transport Canada's TP 1247: Aviation - Land Use in the Vicinity of Aerodromes, 9th Edition.

3.15.2 High Pressure Pipelines

- a) No building intended for human occupancy shall be located within 20.0 metres of the limit of a high-pressure pipeline right-of-way.
- b) Where no pipeline right-of-way is established, the required setback shall be measured from the centreline of the pipeline.
- c) Nothing in this By-law shall relieve compliance with the requirements of the pipeline operator or authority having jurisdiction.

3.15.3 Mineral and Petroleum Resources

- a) No development shall be permitted in proximity to mineral aggregate resources, mineral aggregate operations, petroleum resources, or petroleum operations except in accordance with applicable provincial policy and this By-law.
- b) Setbacks from mineral aggregate operations, petroleum resources, petroleum wells, or petroleum facilities shall be provided in accordance

with applicable provincial legislation, regulation, guideline, or licence requirement.

- c) Where a petroleum well or facility exists, no building or structure of a type prescribed by regulation under the *Oil, Gas and Salt Resources Act*, as amended, shall be erected, located or constructed within 75.0 metres of the well or facility unless the well or facility has been decommissioned in accordance with applicable law.

3.15.4 Municipal Drains

In a Farmland Zone, Rural Neighbourhood Zone, or Future Growth Zone, no permanent buildings or structures shall be erected or used:

- a) closer than 7.5 metres from the top-of-bank of a municipal drain having the width of less than 4.5 metres from top-of-bank to top of-bank;
- b) closer than 18.5 metres from the top-of-bank of a municipal drain having a width of between 4.5 metres and 7.5 metres from top of-bank to top-of-bank;
- c) closer than 30.5 metres from the top-of-bank of a municipal drain which is 7.5 metres or more from top-of-bank to top-of-bank; and
- d) closer than 7.5 metres from the centre line of a municipal tile drain.

Any proposed land uses within 30.0 metres from the top-of-bank of a municipal drain shall be subject to an Environmental Assessment pursuant to the *Environmental Assessment Act*, R.S.O. 1990, c. E.18 . The requirements of the *Drainage Act* shall continue to apply to all municipal drains.

3.15.5 Municipal Waste Sites

No new sensitive land use shall be permitted within 1,000 metres of the boundary of an active municipal waste disposal site.

- a) Where a municipal waste disposal site is closed or inactive, the setback shall be measured from the limit of the waste fill area, unless otherwise required by the City or applicable provincial guideline.
- b) A lesser setback may be permitted only where supported by an appropriate land use compatibility study prepared to the satisfaction of the City and any other authority having jurisdiction.

3.15.6 Railway Lines

No building or sensitive land use shall be erected unless the setback required by Table 3.1: Setbacks from Railway Lines below is provided.

Table 3.1: Setbacks from Railway Lines

Classification of Track	Setback without Berm	Setback with Berm	Required Size of Berm
Principal Main Line	120m	30m	2.5m
Secondary Main Line	120m	30m	2.0m
Principal Branch Line	60m	15m	2.0m

Setbacks from railway lines shall be measured from the railway right-of-way.

3.15.7 Sewage Treatment Plants

No new sensitive land use shall be permitted within 150 metres of a Sewage Treatment Plant or Waste Stabilization Pond.

- a) A lesser setback may be permitted only where supported by an appropriate land use compatibility study prepared to the satisfaction of the City and any other authority having jurisdiction.

3.16 SIGHT TRIANGLES

- a) On any corner lot in all zones except Downtown, Transit Village, Rapid Transit Corridor, Urban Corridor, and Main Street Zones, no driveway or fence, landscaping, building or structure greater than 1.0 metre in height above the grade of the abutting streets, uncovered parking or vehicle storage areas, or access driveways shall be permitted within the required sight triangle identified in Table 3.2: Sight Triangles below.

Table 3.2: Sight Triangles

Intersecting Street Types	Required Sight Triangle
Neighbourhood Street intersecting another Neighbourhood Street	4.5m by 4.5m
Neighbourhood Street intersecting a Neighbourhood Connector, Rural Thoroughfare, Rural Connector, or Major Street	9.0m by 9.0m

Intersecting Street Types	Required Sight Triangle
Neighbourhood Connector, Rural Thoroughfare, or Rural Connector intersecting another Neighbourhood Connector, Rural Thoroughfare, or Rural Connector	9.0m by 9.0m
Neighbourhood Connector, Rural Thoroughfare, or Rural Connector intersecting a Major Street	15.0m by 15.0m
Major Street intersecting another Major Street	15.0m by 15.0m
Any Street Type intersecting an Expressway	15.0m by 15.0m

- b) Where a public street crosses a railway at the same grade, no fence, landscaping, building, structure, or other obstruction greater than 1.0 metre in height shall be located within 45.5 metres of the intersection of the centre lines of the railway and the street.
- c) In Farmland and Rural zones, no driveway, buildings, or vegetation greater than 0.3 metres high shall be erected within 9.0 metres of the intersection of joined streets.
- d) Where land is or has been conveyed or dedicated for a sight triangle, such conveyance or dedication shall not create a new lot line for the purpose of determining required setbacks.
- e) Nothing in this Section shall prevent the City from requiring a greater sight triangle, driveway visibility triangle or visibility area through site plan control, engineering standards, road authority approval, or another applicable approval process, and or through a traffic impact study that determines the appropriate sight triangle required.

3.17 YARD ENCROACHMENTS

In Neighbourhood Mixed-Use Zones, Neighbourhood Residential Zones, Institutional Zones, and on all properties in which a property line abuts a Neighbourhood Mixed-Use Zone or Neighbourhood Residential Zone, the yard encroachments identified in

Table 3.3: Yard Encroachments below shall be permitted.

Table 3.3: Yard Encroachments

Structure or Feature	Yard where projection is permitted	Maximum projection into required yard	Minimum Setback from Lot Line
Stairs and landings (open and unenclosed) and accessibility ramps	All	Up to 0.6m from the applicable lot line	-
Non-structural architectural features, eaves, and gutters	All	0.5m	-
Fire escapes	Side and rear yards	1.5m	-
Bay windows, chimneys	All	1.0m	-
Cantilevers, or open-sided roof structure attached to an exterior wall which may include support columns	All	2.15 m	-
Canopies or awnings	All	Unlimited	-
Open or covered but unenclosed decks or porches	All	3.0m	1.2m, except that where the lot line abuts any GS4 or GS5 Zone the projection shall be no closer than 3.0m to the lot line.
Balconies on residential buildings	All	3.0m	1.5m
Underground parking	All	Unlimited	-
Basement Structures	Rear and Front	3m	1.5m
Heat pumps, air exchangers, air conditioners	All	1.5m	0.6m
Electric vehicle supply equipment	All	Unlimited	-

- a) In all other zones, there shall be no restrictions on the permitted encroachments. No encroachment or projection shall be permitted within a

required sight triangle, visibility area, railway setback, hazard setback, municipal drain setback, pipeline setback, or other required setback from a regulated feature.

- b) Where a permitted encroachment or projection is attached to an accessory building or accessory structure, the encroachment or projection shall comply with the accessory building or accessory structure provisions of this By-law.

3.18 ADDITIONAL RESIDENTIAL UNITS

- a) Attached and detached additional residential units shall be permitted where residential uses are permitted, in association with, and on the same lot as, the following uses:
 - i. Detached house
 - ii. Semi-detached house
 - iii. Multiplex
 - iv. Street Townhouse
- b) In Urban Zones:
 - i. A maximum of 3 additional residential units shall be permitted up to a total combined maximum of 4 dwelling units per lot.
 - ii. Additional residential units shall be connected to municipal services.
- c) In Rural Zones:
 - i. A maximum of 2 additional residential units shall be permitted, up to a total combined maximum of 3 dwelling units per lot, not including farm worker housing.
 - ii. Where additional residential units are provided, at least 1 shall be an attached additional residential unit.
 - iii. Where municipal water and sanitary services are not available, additional residential units shall be:
 - i. connected to adequate private individual water and sanitary services in accordance with applicable law.
 - ii. located within 30.0 metres of the primary dwelling or farm building cluster, for a detached additional residential unit.

3.18.1 Size and Intensity Regulations

- a) The gross floor area of any additional residential unit shall not exceed 80% of the gross floor area of the principal dwelling unit, excluding common or shared utility areas.
- b) No additional parking shall be required for an additional residential unit.
- c) No new driveway shall be permitted solely for an additional residential unit.
- d) An additional residential unit, or any portion thereof, shall not be permitted within a basement where the finished floor elevation is below the elevation of the sanitary sewer servicing the building or structure, unless the unit is serviced by an approved sewage ejector pump or other sanitary servicing system designed and installed in accordance with the Ontario Building Code and all applicable law.

3.18.2 Number of Bedrooms

- a) No additional residential unit shall have more than 2 bedrooms.
- b) Within the Near-Campus Neighbourhood Western, the number of bedrooms permitted within all additional residential units shall not exceed a total of 5 bedrooms.
- c) No more than 3 bedrooms total shall be permitted across all additional residential units attached to the main building.
- d) No more than 3 bedrooms total shall be permitted across all additional residential units located within an accessory building.

3.18.3 Detached Additional Residential Units

- a) All applicable regulations for accessory buildings shall apply to detached additional residential units.
- b) A maximum of 2 additional residential units may be permitted within no more than 1 accessory building per lot.
- c) A detached additional residential unit shall only be permitted in a rear yard or interior side yard.
- d) Where windows of a detached additional residential unit face an interior side or rear lot line, the minimum setback from that lot line shall be a minimum of 3.0 metres.
- e) A detached additional residential unit shall be connected to municipal services.

- i. Where municipal water and sanitary services are not available, a detached additional residential unit shall be:
- ii. located within 30.0 metres of the residential or farm building cluster; and
- iii. connected to adequate private individual water and sanitary services in accordance with applicable law.

3.19 COMMERCIAL-TO-RESIDENTIAL CONVERSIONS

- a) Where a lawfully existing commercial, office, or institutional building is converted, in whole or in part, to residential use, the existing building shall be deemed to comply with the requirements of this By-law, provided that the conversion occurs wholly within the existing building envelope.
- b) Any addition, enlargement, or new building constructed in association with the conversion shall be required to comply with the requirements of this By-law.

3.20 CONSTRUCTION USES, MODEL HOMES AND TEMPORARY SALES OFFICES

3.20.1 Construction-related Uses

Temporary buildings, temporary structures, trailers, storage areas, and equipment associated with construction work shall be permitted in any zone on the lot where construction is occurring, provided that:

- a) a building permit, site alteration permit, subdivision agreement, site plan agreement, or other applicable approval has been issued or executed;
- b) the temporary building, structure, trailer, storage area, or equipment is used only for construction-related purposes;
- c) the use continues only for the duration of construction or for as long as the applicable approval remains valid, whichever occurs first;
- d) no temporary building, structure or trailer is used for human habitation; and
- e) the temporary building, structure, trailer, storage area, or equipment is removed upon completion of construction.

3.20.2 Model Homes

Model homes shall be permitted in Neighbourhood Residential Zones, Neighbourhood Mixed-Use Zones and Rural Neighbourhood Zones, provided that:

- a) the lands have draft plan approval under the Planning Act;
- b) a subdivision agreement has been executed;
- c) the number of model homes in any phase of a plan of subdivision does not exceed 10 model homes or 10% of the total lots in that phase, whichever is less;
- d) site servicing for the model homes is approved by the Chief Building Official; and
- e) the model homes are not occupied for residential purposes before the lots are created and legally available for residential occupancy.

3.20.3 Temporary Sales Office

A temporary real estate sales office or temporary development sales centre shall be permitted on lands subject to an approved draft plan of subdivision, draft plan of condominium, site plan approval or active development application, provided that:

- a) the use is associated with the sale, lease, or marketing of units or lots within the development;
- b) the use is temporary;
- c) the use does not obstruct required parking, loading, fire access, pedestrian access, or sightlines; and
- d) the use is removed upon completion of sales or leasing, or within 12 months of the issuance of the final building permit, whichever occurs first.

3.21 OUTDOOR PATIOS

Notwithstanding any other provisions of this By-law, the following shall apply to an outdoor patio associated with a permitted use:

- a) Outdoor patios are not required to be located on the same lot as the associated use.

- b) Outdoor patios shall not be located above the first-storey floor level of the primary building on any lot line abutting Neighbourhood Mixed-Use Zones or Neighbourhood Residential Zones.
- c) The minimum front and exterior side yard setbacks shall be 0 metres in the Downtown Zones, Corridor Zones, Main Street Zones, and Transit Village Zones, and a minimum of 2.0 metres in all other zones.
- d) The minimum setback of an outdoor patio shall be 20.0 metres from any lot line abutting Neighbourhood Mixed-Use Zones or Neighbourhood Residential Zones.
- e) Notwithstanding the loading space requirements of this By-law, no loading space shall be required as a result of an increase in gross floor area created by the outdoor patio.
- f) Parking spaces shall be required for the gross floor area of the outdoor patio at the same ratio as the associated Commercial Use, except where the outdoor patio exists for no greater than a total of 8 months in a calendar year.
- g) For a period of no greater than 8 months, all associated structures, appurtenances, or physical extensions of the outdoor patio may be permitted in parking spaces required for the associated Commercial Use, excluding accessible parking spaces.

3.22 HOME OCCUPATIONS

A home occupation shall be permitted as an accessory use to a dwelling unit, provided that the home occupation:

- a) is secondary and subordinate to the residential use;
- b) maintains the residential character of the dwelling unit and lot;
- c) does not change the external appearance of the dwelling or lot, except for signage permitted by this By-law or another municipal by-law;
- d) does not generate noise, vibration, odour, emissions, traffic, parking demand, open storage, or visual impacts that exceed those normally associated with a residential use; and
- e) complies with this Section.

A home occupation may be located within:

- a) a dwelling unit; or

- b) an accessory building on the same lot as the dwelling unit, where permitted by this Section.

3.22.1 Size and Intensity

Home occupations shall be permitted within a dwelling unit or within an accessory building on the same lot as a dwelling unit, subject to the following:

- a) A home occupation shall not exceed 25% of the total gross floor area of a dwelling unit, or 50m², whichever is less.
- b) No more than 6 people may be present at any time to receive services, treatment, or instruction in association with the home occupation.
- c) A maximum of 1 non-resident person may be employed and operate out of the premise, provided that the dwelling unit where the home occupation is located has direct access to the public street and not through a shared hallway or vestibule.
- d) Where a home occupation is located on a lot with more than one dwelling unit, external signage and non-resident employees shall not be permitted unless the dwelling unit has direct access to the public street and does not rely on access through a shared hallway or vestibule.

3.22.2 Prohibited Activities

Home occupations shall not:

- a) serve as a base of operations for people, affiliates or contractors associated with the business;
- b) be used to gather people for transport to another work site;
- c) include open storage, outdoor display, or outdoor sales;
- d) include direct on-site retail sales of goods, except for goods produced on the premises as part of an artisan, craft, or similar low-impact home occupation;
- e) include food preparation or food service, except where permitted by applicable law and not involving on-site consumption;
- f) include manufacturing, assembly, or repair, except for handmade clothing, art, crafts, or similar low-impact activities;
- g) include a use that requires frequent deliveries by vehicles exceeding 5,000 kilograms;

- h) include any activity prohibited by the City's licensing by-law, animal control by-law, noise by-law, or other applicable municipal by-law.

3.22.3 Business-specific Regulations

- a) Domestic dog or cat grooming may be permitted as a home occupation, provided that the maximum number of dogs and cats on the lot does not exceed five.
- b) Private day care may be permitted as a home occupation, provided that the maximum number of individuals on the lot does not exceed six.

3.22.4 Parking and Deliveries

- a) No additional parking is required for a home occupation.
- b) A maximum of one commercial vehicle or motorized construction equipment associated with a home occupation shall be permitted, consistent with Section 4: Parking, Loading and Queuing of this By-law.
- c) Deliveries associated with a home occupation shall not involve vehicles exceeding 5,000 kilograms.

3.22.5 Temporary Sales

Household sales shall be permitted on a lot containing a dwelling unit, subject to the following:

- a) No more than 2 household sales shall be permitted per calendar year at any one location, and each sale shall not exceed 2 consecutive days in duration; and
- b) No more than 20 household sales shall be permitted per calendar year, when the sale is limited to that of produce grown on the lot, and each sale shall not exceed 2 consecutive days in duration.

3.23 OPEN STORAGE

- a) Open storage shall not be located in a required front or required exterior side yard, except for outdoor display and sales areas accessory to a permitted commercial or industrial use, and shall not occupy any required parking or loading space.
- b) Open storage shall not be visible from a public street or from an adjacent lot in a zone other than Industrial Zones. Where screening is necessary to prevent open storage from being visible, screening shall be provided with

a landscape strip and an opaque fence, wall, or barrier with a minimum height of 2.0 metres.

- c) Open storage shall be included within the calculation of lot coverage.

3.23.1 Exceptions

This Section does not apply to:

- a) open storage accessory to an Agricultural Use in a Farmland Zone;
- b) temporary construction storage permitted by this By-law;

3.23.2 Shipping Containers and Trailers

1) Converted Shipping Containers and Trailers

A shipping container or trailer used for storage shall be considered open storage unless it is converted to a permanent building or structure in accordance with this By-law. A shipping container or trailer converted to a permanent building or structure shall be deemed to be a building and shall comply with all applicable law, including the provisions of this By-law.

2) Temporary Shipping Containers and Trailers

- a) Temporary shipping containers shall be considered as a form of open storage and permitted in zones that list open storage as a permitted use, subject to all regulations for open storage.
- b) For a maximum of four months within a calendar year and subject to all applicable regulations of this By-law and Site Plan Control, temporary shipping containers or trailers, used for storage, are permitted on lots within the following zones: Green Space Zones, Shopping Area Zones, Institutional Zones, Commercial Industrial Zones, Future Growth Zones, and Farmland Zones.

Prohibited Zones

- a) Temporary shipping containers and trailers, used for storage, shall not be located on a lot within any of the following zones, except as otherwise excepted in this By-law: Environmental Review Zones, Downtown Zones, Transit Village Zones, Corridor Zones, Main Street Zones, Neighbourhood Mixed-Use Zones, Neighbourhood Residential Zones, and Rural Neighbourhood Zones.

Limited Duration Exception

Notwithstanding Subsection 2)b), a temporary shipping container or trailer may be permitted within an existing parking area or driveway within the listed zones for a period not exceeding 30 days in any given year, provided that the temporary shipping container or trailer is not located within or blocking access to a required parking space, and that the temporary shipping container is located a minimum of 0.6 metres from a street line.

Location and Size Restrictions

Where permitted, temporary shipping containers and trailers must comply with the following regulations:

- a) Shall not be permitted on any property designated under the *Ontario Heritage Act*.
- b) Shall comply with the yard setbacks of the applicable zone.
- c) Shall not be located in the front or exterior yard, except as permitted through a limited duration exception and where a 0.6 metre setback is maintained.
- d) Gross floor area relating to the temporary use does not require additional on-site parking.
- e) No more than 2 shipping containers or trailers not exceeding 6.0 metres in length by 2.4 metres in width by 2.6 metres in height; or 1 shipping container or trailer not exceeding 12.1 metres in length by 2.4 metres in width by 2.9 metres in height shall be permitted per property.

3) Shipping Containers for Urban Agriculture or Food Production

A shipping container used for urban agriculture, indoor food production or similar food-system use may be permitted in accordance.

3.24 OUTDOOR SWIMMING POOLS

Notwithstanding any other provisions in this By-law, the following regulations apply to outdoor swimming pools:

- a) Outdoor swimming pools are not considered part of the lot coverage calculation for a lot.
- b) Outdoor swimming pools associated with a commercial or community use are subject to the setback requirements of the applicable zone.

- c) Private outdoor swimming pools associated with a detached house, semi-detached house, multiplex, or street or block townhouse:
 - i) Outdoor swimming pools and related structures are only permitted in the interior side yard or rear yard of a lot containing a permitted dwelling.
 - ii) The interior wall surface of any outdoor swimming pool must be at least 1.5 metres from any lot line, and not closer to any street line than the required main building setback.
 - iii) The maximum permitted height of any outdoor swimming pool is 2.0 metres.
 - iv) Pool equipment such as diving boards or slides shall not be located closer than 0.6 metres to any lot line.
 - v) No part of any mechanical pool equipment may be located closer than 0.9 metres to any lot line.

3.25 SEVERANCES WITHIN AN APPROVED SITE PLAN

Where the development of any land is approved under Section 41 of the Planning Act and, pursuant to a consent subsequently given under Section 53 of the Act or pursuant to an approval or exemption subsequently given under Section 50 of the Condominium Act, any part of the land is conveyed or otherwise dealt with, the regulations of this By-law are hereby deemed to apply to the land as a whole and to any building or structure thereon in the same manner and to the same extent as if the consent, approval or exemption was not given, so long as the land and any building or structure thereon are used and continue to be used for the purpose for which the development was approved.

Section 4: Parking, Loading, and Queuing

Section 4 sets out the minimum number of on-site parking spaces required for each use, as well as any necessary loading and/or queuing spaces. This section also outlines when accessible parking spaces and bicycle parking spaces must be provided and maintained. Standards for the dimensions of parking spaces, drive aisles, and the overall layout of parking areas are also established in this section.

4.1 GENERAL PARKING PROVISIONS

4.1.1 Applicability

- a) All required parking spaces shall be provided at the time of the erection of a building or addition thereto, expansion of a use, or when there is a change of use of a lot or a building and shall be maintained exclusively for the use for which they are required for as long as the use is in operation.
- b) The parking, barrier-free parking, bicycle parking, loading space, and/or stacking space regulations of this By-law shall not apply to any legally existing use on the effective date of this By-law.
- c) Additional parking spaces, barrier-free parking spaces, bicycle parking spaces, or queuing aisle shall be provided in accordance with the provisions of this By-law for all uses and all additional net floor area on a lot in the following circumstances:
 - i. Where a new building is erected or additional net floor area is added to a legally existing or legal non-conforming building existing on the effective date of this By-law.
 - ii. Where a change in use occurs that has the effect of requiring the additional spaces identified above.

4.1.2 Exclusive Use

Any minimum parking space, barrier-free parking space, bicycle parking space, queueing space, and loading space required by this By-law and any driveway or aisle leading to those spaces shall be unobstructed, available, and exclusively used for that purpose at all times, unless otherwise specified by this By-law.

4.1.3 Calculation of Parking Requirements

- a) Where a part of a vehicle or bicycle parking space is required in accordance with this By-law, such part shall be considered 1 parking space

for the purpose of calculating the total parking requirements for the said use.

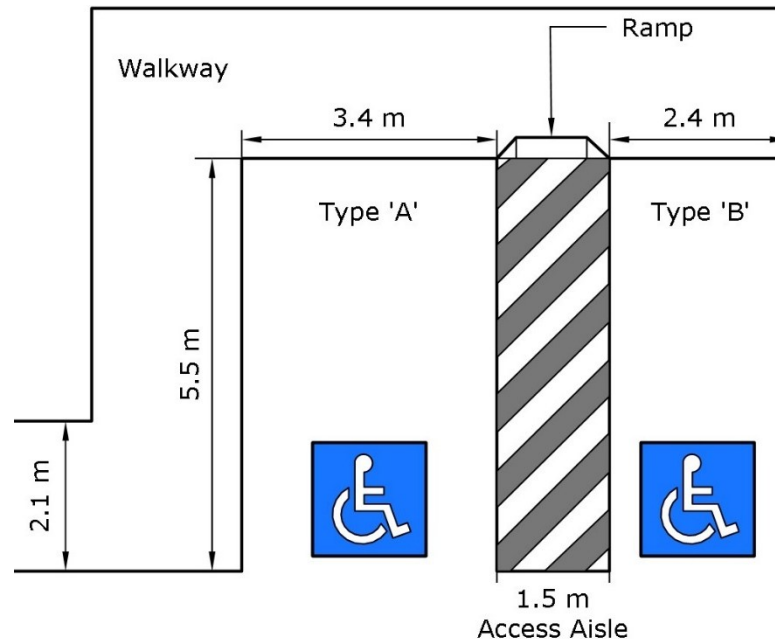
- b) Parking spaces required in accordance with this By-law shall not include any parking spaces used or intended to be used primarily for the storage or parking of vehicles for hire or gain, display, or sale.
- c) Floor area for the purposes of vehicle service areas are not included when calculating parking rates for Automobile Repair Garage.
- d) Stacking lane spaces are included in the overall parking requirement for the site.

4.1.4 Dimensions of Parking Spaces

Required parking spaces shall have the minimum dimensions identified in Table 4.1: Dimensions of Parking Spaces below.

Table 4.1: Dimensions of Parking Spaces

Type of Parking Space	Minimum Dimensions
Standard parking space	2.7m by 5.5m
Type A barrier-free parking space	3.4m by 5.5m
Type B barrier-free parking space	2.4m by 5.5m
Bicycle parking space	0.6m in and 1.8m



4.1.5 Addition to Existing Use

Where a building or structure has insufficient parking spaces on the date of passing of this By-law to conform to the requirements herein, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition or a change of use provided, however, that any additional parking spaces required by this By-law for such addition or change of use are provided in accordance with all provisions hereof respecting parking spaces and parking areas.

4.1.6 Location of Parking Areas

- a) All required parking spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces are required, and shall not form a part of any street or lane.
- b) Where a commercial use is permitted, the required parking spaces may be supplied within 150.0 metres of the main pedestrian access of the building, structure or use for which the parking spaces are required, provided a Site Plan Agreement is registered on title of the lands used for parking committing said parking spaces to the related commercial site.

4.1.7 Yards Where a Required Parking Area is Permitted

- a) Front yards and exterior side yards shall not be used for vehicle parking or storage, or for an uncovered surface parking area, except where permitted by this section.
- b) For areas exempt from minimum parking standards, as shown on Schedule B: Areas Exempt from Minimum Parking Standards, parking is not permitted in the front yard.
- c) For all Industrial, Commercial, Institutional, Green Space, Institutional, Agricultural, and Rural Neighbourhood Zone:
 - i) Required parking areas may be located in all yards where parking areas are a minimum of 3.0 metres away from any street.
- d) For Neighbourhood Residential Zones:
 - i) Required parking areas may be located in an interior side or rear yard, where parking areas are a minimum of 3.0 metres away from any street, and where a parking area is a minimum of 3.0 metres away from any rear or side lot line, except where access to a parking area is obtained by a rear yard lane, in which case, the rear

yard parking area shall be a minimum of 3.0 metres away from each side lot line.

- ii) Driveways in a front yard or exterior side yard may be used as parking areas where the parking space is 1.0 metre away from any street, except where a property is subject to the Heritage Overlay or within the Western University Near Campus Neighbourhood.

4.1.8 Access and Driveways to Parking Areas and Spaces

- a) The driveway width shall be measured parallel to the street at the street line.
- b) That part of the required front yard not used for a driveway or walkway, or where permitted by this by-law, a parking area/space, shall be used exclusively for landscaped open space.
- c) No lot shall have more than two driveways for the first 30.0 metres of street line.
- d) For uses subject to site plan control, the driveway widths shall be determined in the site plan approval process and agreement.
- e) For residential buildings containing 5 or more units but are not subject to site plan approval:
 - i. Parking aisles shall have a minimum unobstructed width of 6.5 metres.
 - ii. Driveways shall have a minimum unobstructed width of 6.0 metres where two-way traffic is permitted and 3.0 metres where only one-way direction of traffic flow is permitted and is clearly indicated by signs, pavement markings or both but does not apply to stacked parking.
- f) For residential buildings containing less than 5 units:
 - i. A parking area/residential garage can only be accessed by driveways leading to all or a portion of a parking area/residential garage which is provided from an improved street by means of one or more unobstructed driveways not less than 2.7 metre in width.
 - ii. Driveways and/or walkways connected to and parallel to a driveway may project no greater than 2.0 metres into the front yard.
 - iii. The minimum unobstructed width for driveways leading to a rear yard parking area is 3.0 metres, except where the property is accessed from an arterial road (major street), in which case a

minimum driveway width of 6.0 metres is required.

- g) For agricultural uses:
 - i. Driveways to parking areas shall be provided from an improved street by means of one or more unobstructed driveways not less than 3.0 metres in width and not more than 10.0 metres in width.
 - ii. The maximum number of driveways shall be not more than two driveways for the first 100.0 metres of lot frontage plus one driveway for each additional 100.0 metres of lot frontage thereafter.
- h) Each required parking space shall be readily accessible at all times for the parking or removal of a vehicle and vehicular access to any such parking space shall not be impeded by any obstruction except where permitted.
 - i. This provision shall not apply to prevent the use of a driveway as a parking space for a detached house, semi-detached house, townhouse, or multiplex, provided that no parking space obstructs access to a parking area on any other lot or of any other unit and for the use of stacked parking, to provide required parking, that the following shall be required:
 - i. stacked parking be located wholly within a structure;
 - ii. a development agreement be entered into which includes:
 - a. implementation of all mitigation measures recommended in a Traffic Impact Analysis which includes a functional parking study to the satisfaction of the City;
 - b. implementation of all mitigation measures recommended in a noise and vibration study to the satisfaction of the City; and
 - c. a qualified operator, certified by TSSA, in the operation of a stacked parking device be provided at all times.
- i) Nothing in this By-law shall prevent the obstruction of a driveway by a gate, a temporary barrier stacked parking or similar obstruction used solely to restrict access to the said driveway and designed to be easily raised, swung aside or otherwise opened or removed when necessary to permit passage of a vehicle but does not include the use of any fee to remove these temporary barriers to any driveway or entrance required to access a required parking space excluding institutional uses and legally established commercial parking structures or lots.

- j) Nothing in this Subsection shall apply to prevent the use of a right-of-way as a means of obtaining access to a parking area, provided the said right-of-way has been specifically established for such purpose, or to prevent the establishment of abutting driveways or parking aisles along a common lot line.

4.1.9 Residential Garage Widths

For a detached house on a lot with a frontage of less than 12.0 metres, the maximum residential garage width, measured from interior foundation wall to interior foundation wall, shall not exceed 53% of the lot frontage.

4.1.10 Residential Driveways and Walkways Adjacent to Driveways

- a) Walkways connected to and parallel to a driveway may increase to the width of the residential garage and/or the legal parking area of the residential property.
- b) A walkway connected to and parallel to a driveway may project into a front or exterior side yard of a detached or semi-detached house or multiplex, provided that the projection into the front or exterior side yard is no greater than 2.0 metres.
- c) A new additional driveway in association with an additional residential unit is permitted.
- d) Street oriented townhouse dwellings in a cluster form, the maximum driveway width leading to a parking area shall be no greater than 3.0 metres for a single car garage and no greater than 6.0 metres when leading to a 2 car garage.
- e) For freehold street townhouse dwellings, the maximum driveway width leading to a parking area shall be no greater than 50% of the lot frontage or a maximum of 6.0 metres, whichever is less and in no case shall it be less than 3.0 metres.
- f) For a detached or semi-detached house or a multiplex, driveways and/or walkways connected to and parallel to a driveway cannot exceed:
 - i. for lots with a width of up to 12.0 metres: 50% of the required lot frontage to a maximum 6.0 metres, whichever is less;
 - ii. for lots with a width greater than 12.0 metres: 50% of the required lot frontage to a maximum of 8.0 metres, whichever is less.

4.1.11 Surface and Drainage of Parking Areas and Driveways

- a) All parking areas and driveways shall be provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles, and including, but not so as to limit the generality of the foregoing, the following surface materials:
 - i. treated crushed stone or gravel; and,
 - ii. any asphalt, concrete or other hard-surfaced material.
- b) All parking areas and driveways shall be drained so as to control the pooling of surface water and prevent the flow of surface water onto adjacent lots.

4.2 VEHICLE PARKING

4.2.1 Required Number of Parking Spaces

Except where provided otherwise within this Zoning By-law, the minimum or maximum number of required parking spaces for uses shall be in accordance with Table 4.2: Required Number of Vehicle Parking Spaces below.

Table 4.2: Required Number of Vehicle Parking Spaces

Residential Use	Minimum Parking Spaces Required
Additional Residential Units	No additional parking spaces are required
Apartment	1 space per unit
Back-to-back Townhouse	1 space per unit
Bed and Breakfast	0.5 per bedroom plus 1 space
Cluster Housing	1 space per unit
Detached House	1 space per unit
Emergency Care	No parking spaces are required
Group Home	1 space
Mobile Home	1 space per unit
Multiplex	1 space per unit
Residential Care Home	0.125 spaces per unit
Rooming House	0.125 spaces per unit
Semi-detached House	1 space per unit
Stacked Townhouse	1 space per unit

Street Townhouse	1 space per unit
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Commercial	Minimum Parking Spaces Required
Auction Establishment	1 space per 50 m ² gross floor area
Entertainment Facility	1 space per 20 m ² gross floor area
Hotel	0.5 spaces per unit
Instruction Studio	1 space per 100 m ² gross floor area
Kennel	1 space per 50 m ² gross floor area
Medical Clinic	1 space per 20 m ² gross floor area
Outdoor Commercial Recreation	1 space per 1,000 m ² gross floor area
Personal Service	1 space per 20 m ² gross floor area
Private Zoo	1 space per 2,000 m ² gross floor area
Restaurant	1 space per 20 m ² gross floor area
Service Office	1 space per 50 m ² gross floor area
Tavern	1 space per 20 m ² gross floor area
Veterinary Clinic	1 space per 100 m ² gross floor area
Veterinary Hospital	1 space per 100 m ² gross floor area

Employment	Minimum Parking Spaces Required
Advanced Manufacturing Facility	1 space per 500 m ² gross floor area

Employment	Minimum Parking Spaces Required
Artisan Workshop	1 space per 100 m ² for processing, plus 1 per 30 m ² for retail area/restaurant
Industrial Facility - General	1 space per 200 m ² gross floor area
Industrial Facility - Heavy	1 space per 100 m ² gross floor area
Industrial Facility - Light	1 space per 500 m ² gross floor area
Industrial Sales and Service	1 space per 100 m ² gross floor area
Office	1 space per 50 m ² gross floor area
Research and Development	1 space per 100 m ² gross floor area
Resource Extraction	1 space per 100 m ² gross floor area
Salvage Yard	1 space per 100 m ² gross floor area
Self Storage	1 space per 2,000 m ² gross floor area
Transportation Depot	1 space per 200 m ² gross floor area
Vehicle Repair Garage	1 space per 20 m ² gross floor area
Vehicle Service Station	1 space per 20 m ² gross floor area
Vehicle Yard	1 space per 20 m ² gross floor area
Warehouse	1 space per 500 m ² gross floor area
Wholesale	1 space per 200 m ² gross floor area

Community / Institutional	Minimum Parking Spaces Required
Community Facility	1 space per 50 m ² gross floor area
Day Care Centre	1 space per 50 m ² gross floor area
Emergency Dispatch Station	1 space per every 2 employees
Funeral Home	1 space per 50 m ² gross floor area
Hospital	1 space per bed
Place of Worship	1 space for each 8 persons place of worship capacity
Post-Secondary School (Community College & University)	1 space per 100 m ² gross floor area
Public Use	1 space per 50 m ² gross floor area
Recreation Facility	1 space per 50 m ² gross floor area
School	3 space per classroom
Training Facility	1 space per 50 m ² gross floor area

Agricultural	Minimum Parking Spaces Required
Agricultural Related Commercial Uses	1 per 200 m ² gross floor area
Agricultural Related Industrial Use	1 per 50 m ² gross floor area
Agriculture	1 per 50 m ² gross floor area
Crop Cultivation	1 per 20,000 m ² gross floor area
Intensive Agriculture	1 per 50 m ² gross floor area

Outdoor Uses	Minimum Parking Spaces Required
Campground	1 space per camp site
Golf Course	4 spaces per tee

4.2.2 Required Barrier-Free Parking Spaces and Access Aisles

- a) Detached houses, semi-detached houses, multiplexes, and townhouses containing less than 10 dwelling units shall not be required to provide barrier-free parking spaces.
- b) Where parking spaces are provided, in any development owned and maintained by an obligated organization under the *Accessibility for Ontarians with Disabilities Act*, barrier-free parking spaces shall also be provided.
- c) The number of barrier-free parking spaces shall be included as part of the total parking required for the site.
- d) Between a Type A and a Type B parking space, an access aisle of 1.5 metres must be provided, which may be shared by the two parking spaces.
- e) The minimum number of required barrier-free parking spaces shall be rounded up to the nearest whole number.
 - i. If this number is odd, an equal number of Type A and Type B parking spaces are required; the one additional required space may be a Type B parking space.
 - ii. If this number is even, an equal number of Type A and Type B parking spaces are required.
- f) Off street parking areas shall provide at least the minimum number of accessible parking spaces identified in Table 4.3: Required Number of Barrier-Free Parking Spaces below.

Table 4.3: Required Number of Barrier-Free Parking Spaces

Total Number of Parking Spaces Provided	Minimum Number of Barrier-Free Parking Spaces Required
12 or fewer	1 Type A Space
13 to 100	4% of the total number of parking spaces
101 to 200	1 parking space and an additional 3% of the total number of parking spaces
201 to 1,000	2 parking spaces and an additional 2% of the total number of parking spaces
Greater than 1,000	11 parking spaces and an additional 1% of the total number of parking spaces

4.2.3 Parking Standard Areas

Minimum parking standards shall not apply within on lands shown on Schedule B: Areas Exempt from Minimum Parking Standards [generally corresponds to the Downtown, Transit Village, Rapid Transit Corridor, and Main Street Place Types in the London Plan].

4.2.4 Yards Where Parking Areas Permitted

- a) No person shall use any land or cause or permit the use of any land situated in any zone for the purpose of parking or storage of a vehicle in any front yard or exterior side yard.
- b) No person shall use any land or cause or permit the use of any land situated in any zone for the purposes of uncovered surface parking areas in any front yard or exterior side yard.
- c) Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas that conform to the surface and drainage of parking areas and driveways provisions of this By-law, shall be permitted in the yards or in the area between the required road allowance and the required setback identified in Table 4.4: Yards Where Parking Areas Permitted below.

Table 4.4: Yards Where Parking Areas Permitted

Zones	Yard in Which Required Parking Area is Permitted
Office Service Commercial Institutional Green Space Agricultural Any Zone Class not specified	All yards provided that no part of any parking area, other than a driveway, is located closer than 3.0 metres to any required road allowance except in the D1, D2, and D3 Zones; the MS1, MS2, and MS3 Zones; or the OC zones where parking shall not be permitted in the front yard.
Neighbourhood Zones	The interior side yard and rear yard, provided that no part of any parking area is located closer than 1.0 m to any required road allowance and provided that no part of any rear yard parking area shall be located closer than 3.0 m from the rear lot line and 3.0 m from any one side lot line except where access to a rear yard parking area

Zones	Yard in Which Required Parking Area is Permitted
	<p>is obtained by a lane in which case no part of any rear yard parking area shall be located closer than 3.0 m from each side lot line.</p> <p>For the purposes of this By-law, where a Residential garage is an accessory use to a permitted use on a lot, such Residential garages shall be exempt from this regulation but shall comply with the provisions for accessory uses set out in this By-law.</p> <p>Driveways in the front yard or driveways in the exterior side yard.</p> <p>Where an attached garage is converted to habitable space for the purpose of additional residential unit(s), front yard parking may be permitted in the location of the existing driveway leading to the former parking space(s) within the garage and shall not be widened beyond that location.</p>
Industrial	All yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 m to any required road allowance.
Areas exempt from minimum parking standards shown on Schedule B	Parking spaces shall not be permitted in the front yard.

4.2.5 Parking Structures

Where a parking area located in a structure is accessory to a permitted use on a lot, then such structure shall not be considered an accessory building and shall conform to all the provisions for the zone as a main building.

4.2.6 Parking Attendant Shelter

Nothing in this By-law shall prevent the erection of a shelter for use solely by parking attendants or security personnel in any part of a parking area, except within a sight triangle, provided such shelter is not more than 4.5 metres in height and has a floor area of not more than 5.0 metres squared.

4.2.7 Recreational Vehicle, Trailer, and Boat Parking in Neighbourhoods

- a) No recreational vehicle, trailer or boat shall be parked or stored on any part of a lot in a Neighbourhood Zone, except for one recreational vehicle, trailer, or boat which:
 - i. where it has dimensions not greater than 2.4 m of width, 2.4 m of height above ground, nor 6.0 m of length, may be parked or stored on a permitted driveway, or parking area, or within a yard other than a front yard or exterior side yard; or
 - ii. where it has dimensions greater than 2.4 metres of width, 2.4 metres of height above ground, or 6.0 metres of length, may be parked or stored within a rear yard.
- b) Any recreational vehicle owned by the occupant and parked or stored within an enclosed building shall not be subject to these provisions.
- c) Not more than 1 vehicle or recreational vehicle lacking current valid license plates shall be parked or stored on a lot, excluding permitted vehicles parked or stored within a residential garage or other buildings in accordance with the applicable parking/storage location, in a Neighbourhood Zone. This provision shall not apply to a permitted vehicle dealership and rental establishment or a permitted salvage yard.

4.2.8 Commercial Vehicle Parking in Neighbourhoods

- a) No commercial vehicle or motorized construction equipment shall be parked or stored on any part of a lot in a Neighbourhood Zone, except for one commercial vehicle which:
 - i. is owned or operated by the occupant of the said lot; and
 - ii. has dimensions not greater than 2.4 metres of width, 2.4 metres of height above ground, nor 6.0 metres of length; and,
 - iii. is parked or stored within a building or carport or on a permitted

driveway or parking area or within a yard other than a front yard, or exterior side yard; or

- iv. is parked for the purpose of making deliveries or otherwise providing services, on a temporary basis, to the said lot.
- b) No person shall park or store, or permit to be parked or stored, a vehicle on any part of a lot in a residential zone, for the purpose of providing a transfer location, where a person or persons travel to the said lot from another location, to remove or return a vehicle, from or to the said lot.

4.2.9 Bus Parking Area

- a) A bus parking area or areas may be substituted for vehicle parking spaces at the maximum rate of 1 bus parking area for every 25 vehicle parking spaces for any lands zoned SA1 or SA2, where required by City Council for use by public transit and shown on a registered site plan.
- b) A bus parking area permitted hereby shall be a minimum 3.75 metres wide by a minimum 15 metres long excluding entrance and/or exit tapers.

4.2.10 Vehicle Storage in Neighbourhoods

Within Neighbourhood Mixed-Use Zones and Neighbourhood Residential Zones, commercial vehicle storage and recreational vehicle storage shall be permitted subject to the following:

- a) A maximum of 1 recreational vehicle owned by the occupant may be parked or stored on the lot.
- b) A recreational vehicle not exceeding 2.4 metres in width, 2.4 metres in height, or 6.0 metres in length may be parked on a permitted driveway, parking area, or within a yard other than a front or exterior side yard.
- c) A recreational vehicle exceeding any of these dimensions shall be parked or stored only within a rear yard.
- d) A maximum of one commercial vehicle owned or operated by the occupant may be parked or stored on the lot, provided it does not exceed 2.4 metres in width, 2.4 metres in height, or 6.0 metres in length, and is parked within a building, carport, permitted driveway, parking area, or yard other than a front or exterior side yard.
- e) Commercial vehicles or construction equipment may be parked temporarily for deliveries or service calls.

- f) No more than one vehicle without a valid license plate shall be parked or stored on a lot, excluding vehicles lawfully stored within a building. This does not apply to permitted vehicle sales, rental establishments, or salvage yards.
- g) A lot shall not be used as a vehicle transfer location where persons travel to the lot to pick up or drop off vehicles.
- h) Recreational vehicles stored within an enclosed building are not subject to these regulations.

4.2.11 Additional Parking Exemptions and Regulations

- a) A shelter for parking attendants or security personnel is permitted within a parking area, except within a sight triangle, provided it does not exceed 4.5 metres in height and 5.0 square metres in floor area.
- b) Indoor vehicle service and parking spaces shall be included for the purpose of calculating required parking. This includes all areas used for vehicle servicing and repair, including lifts, service pits, and tool or parts storage areas.

4.2.12 Electric Vehicle Charging Stations

- a) Electric vehicle charging stations may be located in any parking space as an accessory use, including spaces within residential garages associated with townhouse dwellings.
- b) Electric vehicle charging stations shall not block any pedestrian access.
- c) Electric vehicle charging stations shall not be located in a required site triangle.

4.2.13 Seasonal Garden Centres

Section 4.1.2 (Exclusive Use) shall not apply to prohibit the occupation of a parking area by a seasonal garden centre established in compliance with the following:

- a) A seasonal garden centre is only permitted as a use accessory to a retail store on the same lot.
- b) A seasonal garden centre shall only be permitted within a parking area and cannot occupy more than 10% of the total number of parking spaces in the applicable parking area for a maximum of 17 weeks in any calendar year.

- c) A seasonal garden centre can occupy any aisle shared by two rows of parking spaces otherwise occupied by the seasonal garden centre.
- d) No parking spaces shall be required for a seasonal garden centre.
- e) The maximum height of any merchandise display or fixture not located in a building or structure in a seasonal garden centre located within a parking area is 2.4 metres.

4.3 BICYCLE PARKING

4.3.1 Location of Bicycle Parking Spaces

- a) Required bicycle parking spaces may be provided within a main or accessory building or structure, including a vehicle parking structure.
- b) Bicycle parking spaces shall not obstruct pedestrian walkways or barrier-free access routes.
- c) Bicycle parking shall be located within 15 metres of a main building entrance.

4.3.2 Required Number of Bicycle Parking Spaces

The minimum bicycle parking requirements are identified in Table 4.5: Required Number of Bicycle Parking Spaces below.

Table 4.5: Required Number of Bicycle Parking Spaces

Residential Use	Minimum Bicycle Parking Spaces Required
Apartment	0.9 long-term bicycle parking spaces per dwelling unit and 0.1 short-term bicycle spaces per unit

Commercial	Minimum Bicycle Parking Spaces Required
Auction Establishment	3 spaces plus 0.3 spaces for each 100 m ² gross floor area
Entertainment Facility	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
Hotel	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Instruction Studio	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
Kennel	3 spaces plus 0.3 spaces for each 100 m ² gross floor area
Medical Clinic	3 spaces plus 0.3 spaces for each 100 m ² gross floor area
Outdoor Commercial Recreation	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Personal Service	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
Private Zoo	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Restaurant	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Service Office	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Tavern	3 spaces plus 0.3 spaces for each 100 m ² gross floor area
Veterinary Clinic	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
Veterinary Hospital	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
Lands	Minimum Bicycle Parking Spaces Required
Campground	3 spaces plus 0.2 space per camp site
Golf Course	3 spaces plus 0.2 spaces per tee

Employment	Minimum Bicycle Parking Spaces Required
Advanced Manufacturing Facility	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Artisan Workshop	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Industrial Facility	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Industrial Sales and Service	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Office	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
Research and Development	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
Salvage Yard	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
Self Storage	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Transportation Depot	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Vehicle Repair Garage	3 spaces plus 0.3 spaces for each 100 m ² gross floor area
Vehicle Service Station	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Warehouse	3 spaces plus 0.1 spaces for each 100 m ² gross floor area
Wholesale	3 spaces plus 0.1 spaces for each 100 m ² gross floor area

Community / Institutional	Minimum Bicycle Parking Spaces Required
Community Facility	3 spaces plus 0.3 spaces for each 100 m ² gross floor area
Day Care Centre	3 spaces plus 0.3 spaces for each 100 m ² gross floor area
Funeral Home	3 spaces plus 0.3 spaces for each 100 m ² gross floor area
Place of Worship	3 spaces plus 0.3 spaces for each 100 m ² gross floor area
Recreation Facility	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
School	3 spaces plus 0.2 spaces for each 100 m ² gross floor area
Training Facility	3 spaces plus 0.1 spaces for each 100 m ² gross floor area

4.3.3 Bicycle Parking Exemptions

- a) No bicycle parking requirement applies for the following uses specified in the Zoning By-law:
 - i. Conversions of existing space to residential units, or where there are 10 or less residential units on a property;
 - ii. Conversions of existing non-residential space to new neighbourhood uses;
 - iii. Uses in the Waste Management (WM1) Zone;
 - iv. Agricultural uses;
 - v. Conservation uses;
 - vi. Driving range;
 - vii. Drive-through facility;
 - viii. Kennel;
 - ix. Propane transfer facility;
 - x. Resource extraction;
 - xi. Salvage yard;
 - xii. Travel plaza/truck stop;

- b) In the D1, D2, and D3 Zones, only residential uses must provide the required number of bicycle parking spaces. No short-term bicycle parking requirements shall apply.

4.4 LOADING SPACES

4.4.1 Size and Location of Loading Spaces

- a) Any Employment Use, Commercial Use, or Community and Institutional Use that involves the receiving, shipping, loading, or unloading of goods, materials, or animals, loading spaces shall provide and maintain on the same lot in accordance with this section.
- b) A required loading space shall have minimum dimensions of 3.6 metres by 20.0 metres with a minimum vertical clearance of 4.5 metres in Industrial Zones, and 3.6 metres by 9.0 metres with a minimum vertical clearance of 4.25 metres in all other zones.
- c) Required loading spaces shall be located in a side yard or rear yard and shall not be located in a public street or lane.

4.4.2 Required Number of Loading Spaces

The minimum number of loading spaces required shall be based on the total gross floor area of all such uses on the lot, as identified in Table 4.6: Required Number of Loading Spaces below.

Table 4.6: Required Number of Loading Spaces

Type of Use	Minimum Number of Loading Spaces Required
Less than 1,000 m ² of total gross floor area	0 loading spaces
1,000.0 m ² up to and including 2,500.0 m ² of gross floor area	1 loading space
Over 2,500.0 m ² up to 10,000.0 m ² of gross floor area	2 loading spaces
Over 10,000.0 m ² of gross floor area	3 loading spaces

4.4.3 Access to Loading Spaces

- a) Loading spaces shall be accessed by one or more unobstructed driveways with a minimum width of 3.6 metres.

- b) Driveways and loading areas shall provide sufficient on-site maneuvering so that vehicles do not obstruct or create a hazard on adjacent streets, except on a public street classified as Neighbourhood Street where the premises are zoned for industrial uses and on-site maneuvering is not feasible.

4.5 DRIVE-THROUGH FACILITIES AND QUEUEING SPACES

4.5.1 Location of Drive-Through Facilities

- a) A drive-through facility shall only be permitted as an accessory use where a drive-through facility is permitted in a zone.
- b) Where a drive-through facility is permitted in a zone, the drive-through facility may be permitted in a rear and/or interior side yard, but shall not be permitted in a front or exterior side yard.
- c) Where a drive-through lane abuts a lot within a zone that permits residential or institutional uses:
 - i. A minimum 3.0 m landscaped buffer shall be provided between the drive-through lane and the abutting residential or institutional lot.
 - ii. A minimum 30.0 m setback from the edge of the drive-through lane or speaker to any abutting residential or institutional lot shall be provided.
 - iii. Where a 2.4-m noise attenuation barrier is installed adjacent to the drive-through lane, the minimum setback from the edge of the drive-through lane or speaker to an abutting residential or institutional lot shall be 15.0 m.
 - iv. Where a noise attenuation barrier is provided, a minimum 3.0 m landscape buffer shall be provided adjacent to the noise attenuation barrier.
- d) The entrance to the queuing lanes shall be set back a minimum of 16.0 metres from the right-of-way.

4.5.2 Required Number of Queueing Spaces

- a) A minimum of 12 queueing spaces shall be required for drive-through facilities associated with a restaurant.
- b) A minimum of 4 queueing spaces shall be required for drive-through facilities associated with any use other than a restaurant.

Section 5: Green Space Zones

Green Space Zones apply to properties within the Green Space Place Type and on properties where the Environmental Policies of The London Plan apply. Lands within the Green Space Zone vary considerably, and the uses that are permitted within these areas will be dependent upon the natural heritage features and areas contained on the subject lands and the natural hazards that are present.

5.1 APPLICABLE ZONES

Green Space and Environmental Zones are applied based on the existing context, known environmental features, and the planned vision of a strengthened and linked environmental and recreational system. The following is a general description of the purpose of each zone variation:

Parks and Open Space (GS1) Zone

The Parks and Open Space Zone allows for major and minor parks and open space areas that primarily support active and passive recreation while maintaining open and greenspace functions.

Outdoor Recreation (GS2) Zone

The Outdoor Recreation Zone allows for privately operated and large-scale outdoor recreational uses.

Golf Course (GS3) Zone

The Golf Course Zone allows for existing golf courses and golf course-related administration, operations, maintenance, and recreational buildings.

Cemetery (GS4) Zone

The Cemetery Zone allows for cemeteries and associated uses, including columbaria, mausoleums, and buildings that support cemetery administration, operations, and maintenance.

Hazard (GS5) Zone

The Hazard Zone applies to lands with identified natural hazards; specifically, the floodway, steep slopes and lands that may be subject to erosion as well as landfills and contaminated sites. Development within the GS5 Zone is regulated pursuant to the Conservation Authorities Act.

Natural Heritage (GS6) Zone

The Natural Heritage Zone applies to natural heritage features and areas. In order to protect identified features and functions, permitted activity is limited to a range of low-impact uses associated with passive recreation and conservation. Development and/or site alteration is not permitted, unless it has been demonstrated through an appropriate study that there will be no negative impacts on the features and functions for which the area has been identified.

5.2 PERMITTED USES

The permitted uses within the GS Zones are listed in Table 5.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 5.1: Permitted Uses

Community and Institutional Uses	GS1	GS2	GS3	GS4	GS5	GS6
Cemetery	—	—	—	✓	—	—
Community Facility	✓	✓	—	—	—	—
Outdoor Commercial Recreation	—	✓	—	—	—	—
Conservation	✓	✓	✓	✓	✓ ⁽¹⁾	✓ ⁽¹⁾
Park	✓	✓	—	—	✓ ⁽²⁾	✓ ⁽²⁾

Agricultural Uses	GS1	GS2	GS3	GS4	GS5	GS6
Crop Cultivation	—	—	✓	—	✓ ⁽³⁾	✓ ⁽³⁾

Additional Regulations for Table 5.1: Permitted Uses

- (1) May include boardwalks, bridges, interpretive signage, fencing, lookout platforms, erosion-control works, and similar low-impact structures where approved by the City and any other public authority.

- (2) Minor park and community-based recreational uses shall be limited to passive recreation and may only include buildings or structures where permitted.
- (3) Existing only. No new buildings or structures associated with agriculture shall be permitted.

5.3 REGULATIONS

The regulations for lots in a Green Space Zone are set out in Table 5.2: Regulations below.

Table 5.2: Regulations

Regulations	GS1	GS2	GS3	GS4	GS5	GS6
Maximum height	12.0m	12.0m	12.0m	12.0m	12.0m	12.0m
Minimum lot size	-	4.0ha	4.0ha	-	-	-
Minimum lot frontage	15.0m	15.0m	15.0m	15.0m	-	-
Maximum lot coverage	10%	10%	10%	10%	10%	10%
Minimum landscaped open space	20%	20%	20%	20%	-	-
Minimum front and exterior yard	6.0m	6.0m	6.0m	6.0m	-	-
Minimum rear and interior yard	10.0m	10.0m	10.0m	10.0m	-	-

Section 6: Environmental Review Zones

The Environmental Review Zones apply to lands identified in the Environmental Review Place Type of The London Plan and on lands where there is the potential presence of a natural heritage element, natural hazard element, feature, natural heritage area, natural hazard, ecological buffer, linkage, valleyland, wetland, watercourse, floodplain, slope hazard, erosion hazard, or another environmental constraint requiring further review. The Areas within the Environmental Review Zone Place Type is reflected as an overlay to are intended to remain in a natural condition until their significance is determined through the completion of more detailed studies. To protect the potentially significant features and functions of Environmental Review areas, permitted activity is limited to a range of uses associated with passive recreation and conservation. lands where natural hazard or natural heritage features require further review.

6.1 APPLICABLE ZONES

Environmental Review Zones are applied based on the existing context. The following is a general description of the purpose of each zone variation:

Natural Heritage Review (ER1) Zone

The Natural Heritage Review Zone applies to areas that have a potential natural heritage element that requires further evaluation to confirm.

Hazard Review (ER2) Zone

The Hazard Review Zone applies to areas that have a potential natural hazard element that requires further evaluation to confirm.

6.2 PERMITTED USES

The permitted uses within the ER Zones are listed in Table 6.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 6.1: Permitted Uses

Community and Institutional Uses	ER1	ER2
Conservation	✓	✓
Park	—	✓ (1)

Agricultural Uses	ER1	ER2
Crop cultivation	—	✓ (2)

Additional Regulations for Table 6.1: Permitted Uses

- (1) Limited to uses that do not require site alteration.
- (2) Only existing, no buildings or structures are permitted as part of the Agricultural Use.

6.3 REGULATIONS

The regulations for lots in an Environmental Review Zone are set out in Table 6.2: Regulations below.

Table 6.2: Regulations

Regulations	ER1	ER2
Maximum height	12.0m	12.0m
Maximum lot coverage	10%	10%

Section 7: Downtown Zones

Downtown Zones apply to properties within the Downtown Place Type of The London Plan.

7.1 APPLICABLE ZONES

Downtown Zones are applied based on the existing context and to provide a transition in intensity. The following is a general description of the purpose of each zone variation:

Downtown Commercial Core (D1) Zone

The Downtown Commercial Core Zone prioritizes first storey non-residential uses and provides for the greatest height and density permissions.

Downtown Core (D2) Zone

The Downtown Core Zone allows for more flexible uses on the first storey and provides for the greatest height and density permissions.

Downtown Periphery (D3) Zone

The Downtown Periphery Zone provides for a transition in intensity from the Downtown Core variations to the surrounding lower-intensity neighbourhoods in the form of lower height and density permissions.

7.2 PERMITTED USES

The permitted uses within the Downtown Zones are listed in Table 6.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 6.1: Permitted Uses

Residential Uses	D1	D2	D3
Apartment	✓ ⁽¹⁾⁽²⁾	✓	✓
Stacked Townhouse	—	—	✓

Residential Uses	D1	D2	D3
Group Home	✓ ⁽¹⁾⁽²⁾⁽³⁾	✓ ⁽³⁾	✓ ⁽³⁾
Residential Care Home	✓ ⁽¹⁾⁽²⁾	✓	✓

Commercial Uses	D1	D2	D3
Entertainment Facility	✓	✓	✓
Hotel	✓	✓	✓
Instruction Studio	✓	✓	✓
Medical Clinic	✓	✓	✓
Personal Service	✓	✓	✓
Recreation Facility	✓	✓	✓
Restaurant	✓	✓	✓
Retail Store	✓	✓	✓
Service Office	✓	✓	✓
Training Facility	✓	✓	✓
Veterinary Clinic	✓	✓	✓

Community and Institutional Uses	D1	D2	D3
Community Facility	✓	✓	✓
Day Care Centre	✓	✓	✓
Emergency Dispatch Station	✓	✓	✓
Place of Worship	✓	✓	✓
Post-secondary School	✓	✓	✓
School	✓	✓	✓
Emergency Care	✓	✓	✓

Employment Uses	D1	D2	D3
Artisan Workshop	✓ ⁽⁵⁾	✓ ⁽⁵⁾	✓ ⁽⁵⁾
Office	✓	✓	✓
Research and Development	✓	✓	✓

Additional Regulations for Table 7.1: Permitted Uses

- (1) Residential Uses shall only be permitted on the first storey when in association with a non-residential use on the first storey, and shall occupy no more than 50% of the gross floor area of the first storey.
- (2) Dwelling units shall be restricted to the rear portion of the first storey and the second floor or above, and occupy no more than 50% of the gross floor area of the first storey.
- (3) Group homes shall not be permitted on the same lot as any other use.
- (4) Rooming houses shall not be permitted on the same lot as any other Residential Use.
- (5) Artisan workshops shall only be permitted up to a maximum gross floor area of 500 square metres, and in association with a Commercial Use on the same lot located in and accessible from a street-facing façade of the building or unit.

7.3 REGULATIONS

The regulations for lots in a Downtown Zone are set out in **Table 6.1: Permitted Uses**, below.

Table 6.1: Permitted Uses

Regulations	D1	D2	D3
Minimum height	9.0m	9.0m	9.0m
Maximum height	146.0m or as shown on Schedule "B" (Special Heights)	146.0m or as shown on Schedule "B" (Special Heights)	66.0m or as shown on Schedule "B" (Special Heights)
Minimum first storey height	4.0m	4.0m	4.0m
Minimum residential density	60 uph	60 uph	60 uph
Maximum residential density	750 uph	750 uph	300 uph
Maximum floor area ratio	6.5	6.5	3.5
Maximum lot coverage	100%	100%	90%
Maximum surface parking area lot coverage	10%	10%	25%
Minimum landscaped open space	0%	0%	10%

Regulations	D1	D2	D3
Minimum front and exterior side yard setback	0m	0m	1.0m ⁽¹⁾
Maximum front and exterior side yard setback	2.0m	2.0m	4.0m
Minimum rear and interior side yard setback	0m	0m	0m ⁽²⁾
Minimum amenity area per dwelling unit	4.0m ²	4.0m ²	4.0m ²
Maximum tower floorplate	1,100m ²	1,100m ²	1,100m ²
Minimum tower setback from any rear and interior lot line	12.5m	12.5m	12.5m
Minimum tower step back	5.0m ⁽³⁾	5.0m ⁽³⁾	5.0m ⁽⁴⁾
Minimum first street-facing façade openings	50%	50%	50%
Minimum upper story street-facing façade openings	35%	25%	–
Minimum active entrances	1 within every 20.0m segment of the street-facing façade ⁽⁴⁾	1 within every 20.0m segment of the street-facing façade ⁽⁴⁾	1 per street-facing façade
Minimum garage door setback	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater
Maximum garage door width	6.0m	6.0m	6.0m

Additional Regulations for Table 7.2: Regulations

- (1) Where units are configured in a back-to-back arrangement, the minimum front yard depth shall be 3.0 metres.
- (2) An angular plane shall be applied along the rear and interior lot lines from any lot line on a lot zoned NM3, NM4, NM5, NR3, NR4, NR5 or NR7.

- (3) Shall only apply to buildings over 30.0 metres in height. A step back shall be provided at a height not less than 8.0 metres and not greater than 21.0 metres above grade and continue to the maximum height of the building.
- (4) A minimum of 1 active entrance shall be provided for street-facing façades of less than 20.0 metres.

Section 8: Transit Village Zones

Transit Village Zones apply to properties within the Transit Village Place Type of The London Plan.

8.1 APPLICABLE ZONES

Transit Village Zones are applied based on the existing context and to provide a transition in intensity. The following is a general description of the purpose of each zone variation:

Transit Village Commercial Core (TV1) Zone

The Transit Village Commercial Core Zone prioritizes first storey non-residential uses and provides for the greatest height and density permissions of the Transit Village Zones.

Transit Village Periphery (TV2) Zone

The Transit Village Periphery Zone provides for a transition from the Transit Village Core Zone to surrounding lower-intensity neighbourhoods in the form of lower height and density permissions.

8.2 PERMITTED USES

The permitted uses within the Transit Village Zones are listed in Table 6.1: Permitted Uses below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 6.1: Permitted Uses

Residential Uses	TV1	TV2
Apartment	✓	✓
Townhouse	—	✓
Stacked Townhouse	—	✓
Group Home	✓ ⁽¹⁾	✓

Residential Uses	TV1	TV2
Residential Care Home	✓	✓

Commercial Uses	TV1	TV2
Drive-Through Facility	✓ ⁽⁴⁾	✓ ⁽⁴⁾
Entertainment Facility	✓	✓
Hotel	✓	✓
Instruction Studio	✓	✓
Medical Clinic	✓	✓
Personal Service	✓	✓
Recreation Facility	✓	✓
Restaurant	✓	✓
Retail Store	✓	✓
Service Office	✓	✓
Training Facility	✓	✓
Vehicle Service Station	✓ ⁽⁴⁾	✓ ⁽⁴⁾
Veterinary Clinic	✓	✓

Community and Institutional Uses	TV1	TV2
Community Facility	✓	✓
Day Care Centre	✓	✓
Emergency Dispatch Station	✓	✓
Place of Worship	✓	✓
Post-Secondary School	✓	✓
School	✓	✓
Emergency Care	✓	✓

Employment Uses	TV1	TV2
Artisan Workshop	✓ ⁽²⁾	✓ ⁽²⁾
Office	✓ ⁽³⁾	✓ ⁽³⁾
Research and Development	✓ ⁽³⁾	✓ ⁽³⁾

Additional Regulations for Table 8.1: Permitted Uses

- (1) Group homes shall not be permitted on the same lot as any other use.
- (2) Artisan workshops shall only be permitted up to a maximum gross floor area of 500 square metres, and in association with a Commercial Use on the same lot located in and accessible from a street-facing façade of the building or unit.
- (3) Shall only be permitted up to a maximum gross floor area of 10 percent of the lot area, or 5,000 square metres per lot, whichever is less.
- (4) Shall only be permitted on a lot where the use was legally established on the date of the passing of this By-law.

8.3 REGULATIONS

The regulations for lots in a Transit Village Zone are set out in **Table 6.1: Permitted Uses**, below.

Table 6.1: Permitted Uses

Regulations	TV1	TV2
Minimum height	8.0m	8.0m
Maximum height	98.0m or as shown on Schedule "B" (Special Heights)	50.0m or as shown on Schedule "B" (Special Heights)
Minimum first storey height	4.0m	4.0m
Minimum residential density	45 uph	45 uph
Maximum residential density	600 uph	250 uph
Maximum floor area ratio	5.5	3.0
Maximum lot coverage	80%	80%
Maximum surface parking area lot coverage	10%	20%
Minimum landscaped open space	25%	25%
Minimum front and exterior side yard setback	3.0m	3.0m
Maximum front and exterior side yard setback	6.0m	6.0m
Minimum rear and interior side yard setback	7.5m ⁽¹⁾⁽²⁾	7.5m ⁽¹⁾⁽²⁾⁽³⁾

Regulations	TV1	TV2
Minimum amenity area per dwelling unit	6.0m ² (4)	6.0m ²
Maximum tower floorplate	1,100m ²	1,100m ²
Minimum tower setback from any rear and interior lot line	12.5m	12.5m
Minimum tower step back	3.0m ⁽⁵⁾	3.0m ⁽⁵⁾
Minimum first storey street-facing façade openings	40%	–
Minimum active entrances	1 within every 20.0m segment of the street-facing façade ⁽⁶⁾	1 per street-facing façade
Minimum garage door setback	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater
Maximum garage door width	6.0m	6.0m

Additional Regulations for Table 6.1: Permitted Uses

- (1) An angular plane shall be applied along the rear and interior lot lines from any lot line on a lot zoned NM3, NM4, NM5, NR3, NR4, NR5 or NR7.
- (2) The minimum rear yard depth for lots abutting a right-of-way shall be 3.0 metres.
- (3) The minimum interior side yard depth for common lot lines between attached townhouse units shall be 0 metres.
- (4) For buildings with 20 dwelling units or more, no less than 50 square metres of the required amenity area shall be provided as common amenity area, located outdoors at grade.
- (5) Shall only apply to buildings over 12.0 metres in height. A step back shall be provided at a height not less than 8.0 metres and not greater than 12.0 metres above grade and continue to the maximum height of the building.
- (6) A minimum of 1 active entrance shall be provided for street-facing façades of less than 20.0m.

Section 9: Corridor Zones

Corridor Zones apply to properties within the Rapid Transit Corridor and Urban Corridor Place Types of The London Plan.

9.1 APPLICABLE ZONES

Corridor Zones are applied based on the existing context and planned vision for the corridor segment. The following is a general description of the purpose of each zone variation:

Station Area (C1) Zone

The Station Area Zone supports existing and planned rapid transit stations and provides for the greatest commercial and office intensity as well as the greatest height and density permissions of the Corridor Zones.

Rapid Transit Corridor (C2) Zone

The Rapid Transit Corridor Zone supports existing and planned rapid transit corridors and provides for mixed-use high-intensity development as well as the greatest height and density permissions of the Corridor Zones.

Urban Corridor (C3) Zone

The Urban Corridor Zone allows mixed-use high-intensity development along Major Streets and provides for lower height and density permissions than the Rapid Transit Corridor Zone.

Transitional Corridor (C4) Zone

The Transitional Corridor Zone allows for large-format commercial buildings and mixed-use intensification and provides for the same height and density permissions as the Urban Corridor Zone.

Preservation Corridor (C5) Zone

The Preservation Corridor Zone prioritizes the conservation of the existing buildings and streetscape.

9.2 PERMITTED USES

The permitted uses within the Corridor Zones are listed in Table 6.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 6.1: Permitted Uses

Residential Uses	C1	C2	C3	C4	C5
Detached House	—	—	—	—	✓
Multiplex	—	—	✓	✓	✓
Apartment	✓ ⁽¹⁾⁽²⁾	✓	✓	✓	✓
Townhouse	—	—	✓	✓	✓
Stacked Townhouse	—	✓	✓	✓	✓
Group Home	✓ ⁽¹⁾⁽²⁾⁽³⁾	✓ ⁽³⁾	✓ ⁽³⁾	✓ ⁽³⁾	✓ ⁽³⁾
Residential Care Home	✓ ⁽¹⁾⁽²⁾	✓	✓	✓	✓

Commercial Uses	C1	C2	C3	C4	C5
Drive-Through Facility	✓ ⁽¹⁰⁾	✓ ⁽¹⁰⁾	✓ ⁽¹⁰⁾	✓ ⁽¹⁰⁾	—
Entertainment Facility	✓	✓	✓	✓ ⁽⁵⁾	—
Hotel	✓	✓	✓	✓ ⁽⁵⁾	✓ ⁽⁶⁾
Instruction Studio	✓	✓	✓	✓ ⁽⁵⁾	✓ ⁽⁶⁾
Medical Clinic	✓	✓	✓	✓ ⁽⁵⁾	✓ ⁽⁶⁾
Personal Service	✓	✓	✓	✓ ⁽⁵⁾	✓ ⁽⁶⁾
Recreation Facility	✓	✓	✓	✓ ⁽⁵⁾	✓ ⁽⁶⁾
Restaurant	✓	✓	✓	✓ ⁽⁵⁾	—
Retail Store	✓	✓	✓	✓ ⁽⁵⁾	—
Service Office	✓	✓	✓	✓ ⁽⁵⁾	✓ ⁽⁶⁾
Training Facility	✓	✓	✓	✓ ⁽⁵⁾	—

Commercial Uses	C1	C2	C3	C4	C5
Vehicle Service Station	✓ ⁽¹⁰⁾	✓ ⁽¹⁰⁾	✓ ⁽¹⁰⁾	✓ ⁽¹⁰⁾	—
Veterinary Clinic	✓	✓	✓	✓ ⁽⁵⁾	✓ ⁽⁶⁾

Community and Institutional Uses	C1	C2	C3	C4	C5
Community Facility	✓	✓	✓	✓	—
Day Care Centre	✓	✓	✓	✓	✓ ⁽⁶⁾
Emergency Dispatch Station	✓	✓	✓	✓	—
Place of Worship	✓	✓	✓	✓	—
Post-secondary School	✓	✓	✓	✓	—
School	✓	✓	✓	✓	—
Emergency Care	✓	✓	✓	✓	—

Employment Uses	C1	C2	C3	C4	C5
Artisan Workshop	✓ ⁽⁷⁾	✓ ⁽⁷⁾	✓ ⁽⁷⁾	—	—
Office	✓ ⁽⁸⁾	✓ ⁽⁹⁾	✓ ⁽⁹⁾	✓ ⁽⁹⁾	✓ ⁽⁶⁾
Research and Development	✓ ⁽⁸⁾	✓ ⁽⁹⁾	✓ ⁽⁹⁾	✓ ⁽⁹⁾	—

Additional Regulations for Table 9.1: Permitted Uses

- (1) Residential Uses shall only be permitted on the first storey when in association with a non-residential use on the first storey, and shall occupy no more than 50% of the gross floor area of the first storey.
- (2) Dwelling units shall be restricted to the rear portion of the first storey and the second floor or above, and occupy no more than 50% of the gross floor area of the first storey.
- (3) Group homes shall not be permitted on the same lot as any other use.
- (4) Rooming houses shall not be permitted on the same lot as any other Residential Use.
- (5) Shall only be permitted up to a maximum gross floor area of 6,000 square metres per individual building.
- (6) Shall only be permitted within existing buildings and on lots with frontage on Richmond Street between Oxford Street East and Grosvenor Street.

- (7) Artisan workshops shall only be permitted up to a maximum gross floor area of 500 square metres, and in association with a Commercial Use on the same lot located in and accessible from a street-facing façade of the building or unit.
- (8) Shall only be permitted up to a maximum gross floor area of 5,000 square metres per individual building.
- (9) Shall only be permitted up to a maximum gross floor area of 2,000 square metres per individual building.
- (10) Shall only be permitted on a lot where the use was legally established on the date of the passing of this By-law.

9.3 REGULATIONS

The regulations for lots in a Corridor Zone are set out in Table 6.1: Permitted Uses below.

Table 6.1: Permitted Uses

Regulations	C1	C2	C3	C4	C5
Minimum height	8.0m	8.0m	8.0m	8.0m	-
Maximum height	83.0m or as shown on Schedule "B" (Special Heights)	83.0m or as shown on Schedule "B" (Special Heights)	50.0m or as shown on Schedule "B" (Special Heights)	50.0m or as shown on Schedule "B" (Special Heights)	14.0m or as shown on Schedule "B" (Special Heights)
Minimum first storey height	4.0m	4.0m	4.0m	4.0m	-
Maximum floor area ratio	4.5	3.0	3.0	-	4.5
Minimum residential density	45 uph	45 uph	45 uph	45 uph	-
Maximum residential density	500 uph	500 uph	250 uph	250 uph	75 uph
Maximum lot coverage	80%	70%	60%	60%	30%
Maximum surface parking area lot coverage	25%	25%	25%	25%	25%

Regulations	C1	C2	C3	C4	C5
Minimum landscaped open space	10%	20%	20%	20%	70%
Minimum front and exterior side yard setback	3.0m	3.0m	3.0m	3.0m	3.0m ⁽¹⁾
Maximum front and exterior side yard setback	6.0m	6.0m	6.0m	6.0m	6.0m ⁽²⁾
Minimum interior side yard setback	3.0m ⁽³⁾	3.0m ⁽³⁾	3.0m ⁽³⁾⁽⁴⁾	3.0m ⁽³⁾⁽⁴⁾	3.0m ⁽³⁾⁽⁴⁾
Minimum rear yard setback	7.5m ⁽³⁾⁽⁵⁾	7.5m ⁽³⁾⁽⁵⁾	7.5m ⁽³⁾⁽⁵⁾	7.5m ⁽³⁾⁽⁵⁾	6.0m ⁽³⁾⁽⁵⁾
Minimum amenity area per dwelling unit	6.0m ²⁽⁶⁾	6.0m ²⁽⁶⁾	6.0m ²	6.0m ²	6.0m ²⁽⁶⁾
Maximum tower floorplate	1,100m ²	1,100m ²	1,100m ²	1,100m ²	-
Minimum tower setback from any rear and interior lot line	12.5m	12.5m	12.5m	12.5m	-
Minimum tower step back	3.0m ⁽⁷⁾	3.0m ⁽⁷⁾	3.0m ⁽⁷⁾	3.0m ⁽⁷⁾	-
Minimum first storey front façade openings	30%	30%	30%	-	-
Minimum Lot Frontage	30m ⁽⁸⁾	30m	30m	30m	As existing
Minimum Lot Area	-	-	-	-	As existing
Minimum active entrances	1 within every 20.0m segment of the street-facing façade ⁽⁹⁾	1 within every 20.0m segment of the street-facing façade ⁽⁹⁾	1 within every 20.0m segment of the street-facing façade ⁽⁹⁾	1 within every 20.0m segment of the street-facing façade ⁽⁹⁾	1 per street-facing façade

Regulations	C1	C2	C3	C4	C5
Minimum garage door setback	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater
Maximum garage door width	6.0m	6.0m	6.0m	6.0m	6.0m

Additional Regulations for Table 9.2: Regulations

- (1) Where existing legally established buildings are on either side of the lot, the minimum front yard depth shall be the lesser of the minimum front yard depth required by the applicable zone provision, or the lesser of the front yard depths of the two abutting buildings on the same street.
- (2) Where existing legally established buildings are on either side of the lot, the maximum front yard depth shall not be greater than the average front yard of the two closest buildings on either side of the subject site that are on the same street, within the same block, and on the same side of the street.
- (3) An angular plane shall be applied along the rear and interior lot lines from any lot line on a lot zoned NM3, NM4, NM5, NR3, NR4, NR5 or NR7.
- (4) The minimum interior side yard depth for common lot lines between attached townhouse units shall be 0 metres.
- (5) The minimum rear yard depth for lots abutting a right-of-way shall be 3.0 metres.
- (6) For buildings with 20 dwelling units or more, no less than 50 square metres of the required amenity area shall be provided as common amenity area, located outdoors at grade.
- (7) Shall only apply to buildings over 12.0 metres in height. A step back shall be provided at a height not less than 8.0 metres and not greater than 12.0 metres above grade and continue to the maximum height of the building.
- (8) Driveways shall be limited to one per 30.0 metre segment.

- (9) A minimum of 1 active entrance shall be provided for street-facing façades of less than 20.0 metres.

Section 10: Shopping Area Zones

Shopping Area Zones apply to properties within the Shopping Area Place Type of The London Plan.

10.1 APPLICABLE ZONES

Shopping Area Zones are applied based on the existing context and to provide a transition in intensity. The following is a general description of the purpose of each zone variation:

Major Shopping Area (SA1) Zone

The Major Shopping Area Zone allows for large-scale commercial uses that serve the regional population, such as enclosed malls and big box centres, and provides for the greatest height and density permissions of the Shopping Area Zones.

Shopping Area (SA2) Zone

The Shopping Area Zone allows for large-scale commercial uses that serve the regional population, such as big box centres, and provides for lower height and density permissions than the Major Shopping Area.

Neighbourhood Shopping Area (SA3) Zone

The Neighbourhood Shopping Area Zone allows for small-scale shopping areas that serve the immediate neighbourhood, such as commercial plazas, and provides for the lowest height and density permissions of the Shopping Area Zones.

10.2 PERMITTED USES

The permitted uses within the Shopping Area Zones are listed in Table 10.10.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 10.10.1: Permitted Uses

Residential Uses	SA1	SA2	SA3
Apartment	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
Residential Care Home	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
Stacked Townhouse	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
Townhouse	—	✓ ⁽¹⁾	✓ ⁽¹⁾

Commercial Uses	SA1	SA2	SA3
Drive-Through	✓ ⁽⁶⁾	✓ ⁽⁶⁾	✓ ⁽⁶⁾
Entertainment Facility	✓	✓ ⁽³⁾	✓ ⁽³⁾
Hotel	✓	✓	✓
Instruction Studio	✓	✓	✓
Medical Clinic	✓	✓	✓
Personal Service	✓	✓	✓
Recreation Facility	✓	✓	✓
Restaurant	✓	✓	✓
Retail Store	✓	✓	✓
Service Office	✓	✓	✓
Training Facility	✓	✓	✓
Vehicle Service Station	✓ ⁽⁶⁾	✓ ⁽⁶⁾	✓ ⁽⁶⁾
Veterinary Clinic	✓	✓	✓

Community and Institutional Uses	SA1	SA2	SA3
Community Facility	✓	✓	✓
Day Care Centre	✓	✓	✓
Emergency Dispatch Station	✓	✓	✓
Place of Worship	✓	✓	✓
Post-secondary School	✓	✓	✓
School	✓	✓	✓
Emergency Care	✓	✓	✓

Employment Uses	SA1	SA2	SA3
Artisan workshop	✓ ⁽⁴⁾	✓ ⁽⁴⁾	✓ ⁽⁴⁾
Office	✓ ⁽⁵⁾	✓ ⁽⁵⁾	✓ ⁽⁵⁾
Research and Development	✓ ⁽⁵⁾	✓ ⁽⁵⁾	✓ ⁽⁵⁾

Additional Regulations for Table 10.10.1: Permitted Uses

- (1) Residential Uses shall only be permitted in association with a non-residential use.
- (2) Rooming houses shall not be permitted on the same lot as any other Residential Use.
- (3) Shall only be permitted up to a maximum gross floor area of 2,000 square metres per individual building.
- (4) Artisan workshops shall only be permitted up to a maximum gross floor area of 500 square metres, and in association with a Commercial Use on the same lot located in and accessible from a street-facing façade of the building or unit.
- (5) Shall only be permitted up to a maximum gross floor area of five percent of the lot area, or 2,000 square metres per lot, whichever is less.
- (6) Shall only be permitted on a lot where the use was legally established on the date of the passing of this By-law.

10.3 REGULATIONS

The regulations for lots in a Shopping Area Zone are set out in Table 100 below.

Table 100.10.2: Regulations

Regulations	SA1	SA2	SA3
Maximum height	50.0m or as shown on Schedule "B" (Special Heights)	27.0m or as shown on Schedule "B" (Special Heights)	15.0m or as shown on Schedule "B" (Special Heights)
Minimum first storey height	4.0m	4.0m	4.0m
Maximum residential density	250 uph	150 uph	75 uph

Regulations	SA1	SA2	SA3
Maximum floor area ratio	2.5	2.0	1.5
Minimum lot frontage	30.0m ⁽¹⁾	30.0m ⁽²⁾	30.0m ⁽²⁾
Maximum lot coverage	80%	70%	50%
Maximum parking area coverage	25%	25%	25%
Minimum landscaped open space	20%	30%	40%
Minimum front and exterior yard depth	3.0m	3.0m	3.0m
Maximum front and exterior yard depth	6.0m	6.0m	6.0m
Minimum rear and interior yard depth	3.0m ⁽³⁾	3.0m ⁽³⁾⁽⁴⁾	3.0m ⁽³⁾⁽⁴⁾
Minimum amenity area per dwelling unit	6.0m ²⁽⁵⁾	6.0m ²⁽⁵⁾	6.0m ²⁽⁵⁾
Maximum tower floorplate	1,100m ²	1,100m ²	-
Minimum tower setback from any rear and interior lot	12.5m	12.5m	-
Minimum tower step back	3.0m ⁽⁶⁾	3.0m ⁽⁶⁾	-
Minimum first storey front façade openings	30%	30%	-

Regulations	SA1	SA2	SA3
Minimum active entrances	1 per street-facing façade	1 per street-facing façade	1 per street-facing façade
Minimum garage door setback	6.0m or the front yard depth of the main building, whichever is greater	6.0m or the front yard depth of the main building, whichever is greater	6.0m or the front yard depth of the main building, whichever is greater
Maximum garage door width	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade

Additional Regulations for Table 100

- (1) The minimum lot frontage for a lot with no driveway access from a Major Street shall be 9.0 metres.
- (2) The minimum lot frontage for townhouses with no driveway access from a Major Street shall be 6.7 metres, or 9.0 metres for all other uses with no driveway access from a Major Street.
- (3) An angular plane shall be applied along the rear and interior lot lines from any lot line on a lot zoned NM3, NM4, NM5, NR3, NR4, NR5 or NR7.
- (4) The minimum interior side yard depth for common lot lines between attached townhouse units shall be 0 metres.
- (5) For buildings with 20 dwelling units or more, no less than 50 square metres of the required amenity area shall be provided as outdoor common amenity area located at grade.
- (6) Shall only apply to buildings over 12.0 metres in height. A step back shall be provided at a height not less than 8.0 metres and not greater than 12.0 metres above grade and continue to the maximum height of the building.

Section 11: Main Street Zones

Main Street Zones apply to properties within the Main Street Place Type of The London Plan.

11.1 APPLICABLE ZONES

Main Street Zones are applied based on the existing context and planned vision for the main street segment. The following is a general description of the purpose of each zone variation:

Corridor Main Street (MS1) Zone

The Corridor Main Street Zone supports existing urban main streets within the Rapid Transit Corridor Place Type and provides the greatest height and density permissions of the Main Street Zones. This zone shall only be applied to Main Street segments located within the Rapid Transit Corridor Place Type.

New Main Street (MS2) Zone

The New Main Street Zone allows for urban main streets and provides lower height and density permissions than the Corridor Main Street Zone.

Historic Main Street (MS3) Zone

The Historic Main Street Zone supports urban main streets with an existing village-like character and provides lower height and density permissions than the Corridor Main Street Zone.

11.2 PERMITTED USES

The permitted uses within the Main Street Zones are listed in Table 11.1 Permitted Uses below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 11.1 Permitted Uses

Residential Uses	MS1	MS2	MS3
Apartment	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾⁽²⁾
Residential Care Home	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾⁽²⁾

Commercial Uses	MS1	MS2	MS3
Drive-Through Facility	✓ ⁽⁵⁾	✓ ⁽⁵⁾	✓ ⁽⁵⁾
Entertainment Facility	✓	✓	✓
Hotel	✓	✓	✓
Instruction Studio	✓	✓	✓
Medical Clinic	✓	✓	✓
Personal Service	✓	✓	✓
Recreation Facility	✓	✓	✓
Restaurant	✓	✓	✓
Retail Store	✓	✓	✓
Service Office	✓	✓	✓
Training Facility	✓	✓	✓
Vehicle Service Station	✓ ⁽⁵⁾	✓ ⁽⁵⁾	✓ ⁽⁵⁾
Veterinary Clinic	✓	✓	✓

Community and Institutional Uses	MS1	MS2	MS3
Community Facility	✓	✓	✓
Day Care Centre	✓	✓	✓
Emergency Dispatch Station	✓	✓	✓
Place of Worship	✓	✓	✓
Post-secondary School	✓	✓	✓
School	✓	✓	✓
Emergency Care	✓	✓	✓

Employment Uses	MS1	MS2	MS3
Artisan Workshop	✓ ⁽³⁾	✓ ⁽⁴⁾	✓ ⁽⁴⁾

Office	✓(4)	✓(4)	✓(4)
Research and Development	✓(4)	✓(4)	✓(4)

Additional Regulations for Table 11.1 Permitted Uses

- (1) Dwelling units shall be restricted to the rear portion of the first storey and the second floor or above, and occupy no more than 50% of the gross floor area of the first storey.
- (2) Notwithstanding Note 1 above, dwelling units are permitted throughout the first storey of a building legally existing on the effective date of this By-law, but only for the floor area occupied by the dwelling unit that existed on the effective date of this By-law. Note 1 applies for buildings and floor area constructed after the effective date of this By-law.
- (3) Artisan workshops shall only be permitted up to a maximum gross floor area of 500 square metres, and in association with a Commercial Use on the same lot located in and accessible from a street-facing façade of the building or unit.
- (4) Shall only be permitted up to a maximum gross floor area of 5,000 square metres per individual building.
- (5) Shall only be permitted on a lot where the use was legally established on the date of the passing of this By-law.

11.3 REGULATIONS

The regulations for lots in a Main Street Zone are set out in Table 11.2: Regulations below.

Table 11.2: Regulations

Regulations	MS1	MS2	MS3
Maximum height	83.0m or as shown on Schedule "B" (Special Heights)	27.0m or as shown on Schedule "B" (Special Heights)	27.0m or as shown on Schedule "B" (Special Heights)

Regulations	MS1	MS2	MS3
Minimum lot frontage	-	-	The average of the frontages of the four closest residential lots to the subject site, oriented to the same street, within the same block, on the same side of the street
Maximum lot frontage	-	-	As existing
Minimum first storey height	4.0m	4.0m	–
Minimum residential density	45 uph	-	-
Maximum residential density	500 uph	150 uph	150 uph
Maximum floor area ratio	4.5	–	–
Maximum lot coverage	90%	80%	90%
Maximum parking area coverage	25%	25%	25%
Minimum landscaped open space	0%	20%	0%
Minimum front and exterior yard	1.0m ⁽¹⁾	1.0m ⁽¹⁾	1.0m ⁽¹⁾
Maximum front and exterior yard	3.0m ⁽²⁾	3.0m ⁽²⁾	3.0m ⁽²⁾
Minimum interior yard	0m ⁽³⁾	0m ⁽³⁾	0m ⁽³⁾
Minimum rear yard	7.5m ⁽³⁾	7.5m ⁽³⁾	7.5m ⁽³⁾
Minimum amenity area per dwelling unit	6.0m ²⁽⁴⁾	6.0m ²⁽⁴⁾	6.0m ²⁽⁴⁾
Maximum tower floorplate	1,100m ²	-	-
Minimum tower setback from any rear and interior lot	12.5m	–	-
Minimum tower step back	3.0m ⁽⁵⁾	3.0m ⁽⁵⁾	3.0m ⁽⁵⁾
Minimum first storey street-facing front façade openings	30%	30%	30%

Regulations	MS1	MS2	MS3
Minimum active entrances	1 within every 20.0m segment of the street-facing façade ⁽⁶⁾	1 within every 20.0m segment of the street-facing façade ⁽⁶⁾	1 within every 20.0m segment of the street-facing façade ⁽⁶⁾
Minimum garage door setback	6.0m or the front yard depth of the main building, whichever is greater	6.0m or the front yard depth of the main building, whichever is greater	6.0m or the front yard depth of the main building, whichever is greater
Maximum garage door width	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade

Additional Regulations for Table 11.2: Regulations

- (1) Where existing buildings are on either side of the lot, the minimum front yard setback shall be the lesser of the minimum front yard setback required by the applicable zone provision or the average of the front yard setbacks of the two closest residential buildings to the subject site, oriented to the same street, within the same block, on the same side of the street.
- (2) Where existing buildings are on either side of the lot, the maximum front yard setback shall be the average of the front yard setbacks of the two closest residential buildings to the subject site, oriented to the same street, within the same block, on the same side of the street.
- (3) An angular plane shall be applied along the rear and interior lot lines from any lot line on a lot zoned NM3, NM4, NM5, NR3, NR4, NR5 or NR7.
- (4) Shall not apply to conversions of existing buildings from non-residential to Residential Uses where there is less than 20 dwelling units within a building.
- (5) Shall only apply to buildings over 12.0 metres in height. A step back shall be provided at a height not less than 8.0 metres and not greater than 12.0 metres above grade and continue to the maximum height of the building.

- (6) A minimum of 1 active entrance shall be provided for street-facing façades of less than 20.0m.

Section 12: Neighbourhood Mixed-Use Zones

Neighbourhood Mixed-Use Zones apply to properties within the Neighbourhoods Place Type of The London Plan.

12.1 APPLICABLE ZONES

Neighbourhood Mixed-Use Zones are applied based on the existing context and location. The following is a general description of the purpose of each zone variation:

Neighbourhood Commercial (NM1) Zone

The Neighbourhood Commercial Zone provides for residential and stand-alone commercial uses and generally applies at the intersection of two Major Streets.

Major Street Mixed-Use (NM2) Zone

The Major Street Mixed-Use Zone provides for residential and mixed-use buildings and generally applies at the intersection of a Major Street and a Neighbourhood Connector.

Neighbourhood Connector Mixed-Use (NM3) Zone

The Neighbourhood Connector Mixed-Use Zone allows for mixed-use buildings within a neighbourhood context.

Neighbourhood Street Mixed-Use (NM4) Zone

The Neighbourhood Street Mixed-Use Zone allows for mixed-use buildings within a neighbourhood context in the form of lower height and density permissions than the Neighbourhood Connector Mixed-Use Zone.

Low-Rise Neighbourhood Mixed-Use (NM5) Zone

The Low-Rise Neighbourhood Mixed-Use Zone allows for mixed-use buildings within a neighbourhood context in the form of lower height and density permissions than the Neighbourhood Street Mixed-Use Zone.

12.2 PERMITTED USES

The permitted uses within the NM Zones are listed in Table 12.1 Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 12.1 Permitted Uses

Residential Uses	NM1	NM2	NM3	NM4	NM5
Detached House	—	—	✓(7)	✓(7)	✓(7)
Semi-detached House	—	—	✓(7)	✓(7)	✓(7)
Multiplex	—	—	✓	✓	✓
Apartment	✓	✓	✓	✓	—
Townhouse	—	✓	✓	✓	—
Stacked Townhouse	✓	✓	✓	✓	—
Group Home	✓(1)	✓(1)	✓(1)	✓(1)	✓(1)
Residential Care Home	✓	✓	✓	✓	—

Commercial Uses	NM1	NM2	NM3	NM4	NM5
Entertainment Facility	✓(3)	✓(4)	—	—	—
Hotel	✓(3)	✓(4)	—	—	—
Instruction Studio	✓(3)	✓(4)	✓(4)	✓(4)	✓(4)
Medical Clinic	✓(3)	✓(4)	✓(4)	✓(4)	✓(4)
Personal Service	✓(3)	✓(4)	✓(4)	✓(4)	✓(4)
Recreation Facility	✓(3)	✓(4)	✓(4)	✓(4)	✓(4)
Restaurant	✓(3)	✓(4)	✓(4)	✓(4)	✓(4)
Retail Store	✓(3)	✓(4)	✓(4)	✓(4)	✓(4)
Service Office	✓(3)	✓(4)	✓(4)	✓(4)	✓(4)
Veterinary Clinic	✓(3)	✓(4)	✓(4)	✓(4)	✓(4)

Community and Institutional Uses	NM1	NM2	NM3	NM4	NM5
Community Facility	✓(5)	✓(5)	✓(5)	—	—
Day Care Centre	✓(5)	✓(5)	✓(5)	—	—

Emergency Dispatch Station	✓ ⁽⁵⁾	✓ ⁽⁵⁾	✓ ⁽⁵⁾	—	—
Place of Worship	✓ ⁽⁵⁾	✓ ⁽⁵⁾	✓ ⁽⁵⁾	—	—
School	✓ ⁽⁵⁾	✓ ⁽⁵⁾	✓ ⁽⁵⁾	—	—

Employment Uses	NM1	NM2	NM3	NM4	NM5
Artisan Workshop	✓ ⁽³⁾⁽⁶⁾	✓ ⁽⁴⁾⁽⁶⁾	—	—	—
Office	✓ ⁽³⁾	—	—	—	—
Research and Development	✓ ⁽³⁾	—	—	—	—

Additional Regulations for Table 12.1 Permitted Uses

- (1) Group homes shall not be permitted on the same lot as any other use.
- (2) Rooming houses shall not be permitted on the same lot as any other Residential Use.
- (3) Commercial Uses and Employment Uses shall only be permitted up to a maximum gross floor area of 2,000 square metres combined per lot where the lot is located at the intersection of two Civic Boulevards, or at the intersection of a Civic Boulevard and an Urban Thoroughfare, and 1,000 square metres combined per lot in all other locations.
- (4) Commercial Uses and Employment Uses shall only be permitted up to a maximum gross floor area of 100 square metres combined per lot and only in association with a Residential Use on the same lot.
- (5) Community and Institutional Uses shall only be permitted up to a maximum gross floor area of 2,000 square metres per lot.
- (6) Artisan workshops shall only be permitted up to a maximum gross floor area of 500 square metres, and in association with a Commercial Use on the same lot located in and accessible from a street-facing façade of the building or unit.
- (7) The regulations for these uses shall be those for the nearest Neighbourhood Residential Zone, and Table 12.2.2 shall not apply. Where there is more than one such Zone, the regulations of the Zone with the longest shared boundary not along a public street shall apply.

12.3 REGULATIONS

The regulations for lots in a Neighbourhood Mixed-Use Zone are set out in Table 122, below.

Table 122.12.2 Regulations

Regulations	NM1	NM2	NM3	NM4	NM5
Minimum height	8.0m	8.0m	–	–	–
Maximum height	34.0m or as shown on Schedule “B” (Special Heights)	27.0m or as shown on Schedule “B” (Special Heights)	18.0m or as shown on Schedule “B” (Special Heights)	14.0m or as shown on Schedule “B” (Special Heights)	10.5m or as shown on Schedule “B” (Special Heights)
Minimum first storey height	4.0m	4.0m	–	–	–
Maximum residential density	200 uph	150 uph	100 uph	75 uph	–
Maximum number of dwelling units per lot max.	–	–	–	–	4
Maximum lot coverage	60%	50%	45%	40%	35%
Maximum surface parking area	25%	25%	25%	25%	25%
Minimum landscaped open space	20%	30%	30%	35%	40%
Minimum front and exterior side yard setback	3.0m ⁽¹⁾	3.0m ⁽¹⁾	3.0m ⁽¹⁾	3.0m ⁽¹⁾	3.0m ⁽¹⁾
Maximum front and exterior side yard setback	6.0m ⁽²⁾	6.0m ⁽²⁾	–	–	–
Minimum interior side yard setback	3.0m ⁽³⁾	3.0m ⁽³⁾	1.2m ⁽⁴⁾⁽⁵⁾	1.2m ⁽⁴⁾⁽⁵⁾	1.2m ⁽⁴⁾⁽⁵⁾
Minimum rear yard setback	7.5m ⁽³⁾	7.5m ⁽³⁾	6.0m	6.0m	6.0m
Minimum amenity area per dwelling unit	6.0m ²⁽⁶⁾	6.0m ²⁽⁶⁾	6.0m ²	6.0m ²	6.0m ²

Regulations	NM1	NM2	NM3	NM4	NM5
Maximum tower floorplate	1,100m ²	–	–	–	–
Minimum tower setback from any rear and interior lot line	12.5m	–	–	–	–
Minimum tower step back	3.0m ⁽⁷⁾	–	–	–	–
Minimum first storey street-facing façade openings	30%	30%	–	–	–
Minimum active entrances	1 per street-facing façade	1 per street-facing façade	1 per street-facing façade	1 per street-facing façade	1 per street-facing façade
Minimum garage door setback	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater	6.0m or the front yard setback of the main building, whichever is greater
Maximum garage door width	6.0m	6.0m	6.0m	6.0m	6.0m

Additional Regulations for Table 12.2: Regulations

- (1) Where existing buildings are on either side of the lot, the minimum front yard setback shall be the lesser of the minimum front yard setback required by the applicable zone provision or the average of the front yard setbacks of the two closest residential buildings to the subject site, oriented to the same street, within the same block, on the same side of the street.
- (2) Where existing buildings are on either side of the lot, the maximum front yard setback shall be the average of the front yard setbacks of the two

closest residential buildings to the subject site, oriented to the same street, within the same block, on the same side of the street.

- (3) An angular plane shall be applied along the rear and interior lot lines from any lot line on a lot zoned NM3, NM4, NM5, NR3, NR4, NR5 or NR7.
- (4) The minimum interior side yard depth for common lot lines between attached townhouse units and attached semi-detached units shall be 0 metres.
- (5) Where no attached residential garage is provided or parking areas are accessible from the rear of the main building, one side of the main building shall have a minimum interior side yard depth of 3.0 metres. Where parking is provided in the interior side or rear yard and accessed from an interior side driveway, the opposite side yard setback may be reduced to 0.6 metres.
- (6) For buildings with 20 dwelling units or more, no less than 50 square metres of the required amenity area shall be provided as common amenity area, located outdoors at grade.
- (7) Shall only apply to buildings over 12.0 metres in height. A step back shall be provided at a height not less than 8.0 metres and not greater than 12.0 metres above grade and continue to the maximum height of the building.

Section 13: Neighbourhood Residential Zones

Neighbourhood Residential Zones apply to properties within the Neighbourhoods Place Type of The London Plan.

13.1 APPLICABLE ZONES

Neighbourhood Residential Zones are applied based on the existing context and location. The following is a general description of the purpose of each zone variation:

Neighbourhood Residential – High-Rise (NR1) Zone

The NR1 Zone recognizes existing high-rise residential buildings within neighbourhoods.

Neighbourhood Residential – Major Street (NR2) Zone

The NR2 Zone provides for residential uses and generally applies along a Major Street.

Neighbourhood Residential – Compact (NR3) Zone

The NR3 Zone provides for compact neighbourhood design.

Neighbourhood Residential – Mid-Size Lot (NR4) Zone

The NR4 Zone provides for mid-size lot neighbourhood design.

Neighbourhood Residential – Large Lot (NR5) Zone

The NR5 Zone provides for large lot neighbourhood design.

Neighbourhood Residential – Cluster (NR6) Zone

The NR6 Zone provides for townhouse developments in a cluster format.

Neighbourhood Residential – Small Lot (NR7) Zone

The NR6 Zone provides for dwellings on individual lots, typically as part of a common element condominium.

13.2 PERMITTED USES

The permitted uses within the Neighbourhood Residential Zones are listed in Table 13.1: Permitted Uses.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 13.1: Permitted Uses

Residential Uses	NR1	NR2	NR3	NR4	NR5	NR6	NR7
Detached House	—	—	✓	✓	✓	✓ (3)	✓ (3)
Semi-detached House	—	—	✓	✓	✓	✓ (3)	✓ (3)
Multiplex	—	—	✓	✓	✓	✓ (3)	—
Street Townhouse	—	—	✓ ⁽⁴⁾	✓ ⁽⁴⁾	✓ ⁽⁴⁾	✓	—
Back-to-back Townhouse	—	—	—	—	—	✓	—
Stacked Townhouse	✓	✓	—	—	—	✓	—
Apartment	✓	✓	—	—	—	—	—
Residential Care Home	✓	✓	—	—	—	—	—
Cluster Housing	—	—	—	—	—	✓	—
Group Home	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
Additional Residential Units	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾

Additional Regulations for Table 13.1: Permitted Uses

- (1) Group homes shall not be permitted on the same lot as any other use.
- (2) Additional residential units are permitted within and on the same lot as a detached dwelling, semi-detached dwelling, and townhouse, in accordance with Section 3.18 (Additional Residential Units).
- (3) Where these uses are not part of a cluster housing development, the regulations for the use shall be those for the nearest other Neighbourhood Residential Zone unless a standard is shown in Section 13.3. Where there is more than one such Zone, the regulations of the Zone with the longest shared boundary not along a public street shall apply.
- (4) The maximum number of dwelling units is 4. Each dwelling unit shall be on a lot having direct frontage onto a public street.

13.3 REGULATIONS

13.3.1 Special Front and Exterior Yards in all NR Zones

Where indicated in Section 13.3, and where buildings that legally existed on the effective date of this By-law are on either side of a lot, the special front and exterior yards are listed in Table 13.2 Special Front and Exterior Yard Regulations below.

Table 13.2 Special Front and Exterior Yard Regulations

Regulations	Special Front and Exterior Yards
Minimum front and exterior yards	The lesser of the minimum front yard setback required by the applicable zone provision or the average of the front yard setbacks of the two closest residential buildings to the subject site, oriented to the same street, within the same block, on the same side of the street.
Maximum front and exterior yards	The average of the front yard setbacks of the two closest residential buildings to the subject site, oriented to the same street, within the same block, on the same side of the street.

13.3.2 Special Interior Side Yards in all NR Zones

Where indicated in Section 13.3, and where buildings that legally existed on the effective date of this By-law are on either side of a lot, the special interior side yards are listed in Table 13.3 Special Interior Side Yard Regulations below.

Table 13.3 Special Interior Side Yard Regulations

Scenario	Minimum interior side yards – attached residential garage	Minimum interior side yards – detached residential garage or no residential garage
Greater than or equal to 30.0m in <i>lot frontage</i>	3.0m	3.0m

Scenario	Minimum interior side yards – attached residential garage	Minimum interior side yards – detached residential garage or no residential garage
Equal to or greater than 25.0m in <i>lot frontage</i> and less than 30.0m in <i>lot frontage</i>	2.4m	2.4m and 3.0m
Equal to or greater than 20.0m in <i>lot frontage</i> and less than 25.0m in <i>lot frontage</i>	2.4m and 1.2m	2.4m and 3.0m
Equal to or greater than 15.0m in <i>lot frontage</i> and less than 20.0m in <i>lot frontage</i>	1.8m	1.8m and 3.0m
Less than 15.0m in <i>lot frontage</i>	1.2m	1.2m and 3.0m

13.3.3 Special Lot Frontages in all NR Zones

Where indicated in Section 13.3, and where lots are located within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*, the special lot frontages are listed in Table 13.2 Special Front and Exterior Yard Regulations below.

Table 13.4 Special Lot Frontage Regulations

Regulations	Special Lot Frontages
Minimum lot frontages	The average of the frontages of the four closest residential lots to the subject site, oriented to the same street, within the same block, on the same side of the street.
Maximum lot frontages	As existing on the date of passing of this by-law.

13.3.4 Residential Garage Regulations

Where a residential garage is permitted in Section 13.3, the regulations are listed in Table 13.5 Residential Garage Regulations below.

Table 13.5 Residential Garage Regulations

Regulations	Residential garage Regulations
Minimum front and exterior yard setbacks for a residential garage	6.0m or the front and/or exterior yard of the main building, whichever is greater
Maximum width of a residential garage door	50% of street-facing façade oriented to the same street as the residential garage door

13.3.5 Detached House Regulations

The regulations for detached houses in the NR3, NR4, NR5, NR6 and NR7 zones are set out in Table 13.4: Detached House Regulations below.

Table 13.4: Detached House Regulations

Regulations	NR3	NR4	NR5	NR6	NR7
Minimum lot frontage	9.0m or as determined by Section 13.3.3	12.0m or as determined by Section 13.3.3	16.0m or as determined by Section 13.3.3	9.0m or as determined by Section 13.3.3	7.0m or as determined by Section 13.3.3
Maximum lot frontage	12.0m or as determined by Section 13.3.3 ⁽¹⁾	18.0m or as determined by Section 13.3.3 ⁽¹⁾	23.0m or as determined by Section 13.3.3 ⁽¹⁾	-	-
Maximum lot coverage	45%	35%	25%	See Note 2	60%
Maximum lot coverage where Additional Residential Units are provided in an accessory building	45%	45%	45%	See Note 2	60%
Maximum height	10.5m or as shown on Schedule "B" (Special Heights)	10.5m or as shown on Schedule "B" (Special Heights)	12.0m or as shown on Schedule "B" (Special Heights)	See Note 2	12m

Regulations	NR3	NR4	NR5	NR6	NR7
Minimum required front and exterior yard	The lesser of 2.5m or as determined by Section 13.3.1	The lesser of 4.5m or as determined by Section 13.3.1	The lesser of 4.5m or as determined by Section 13.3.1	See Note 2	The lesser of 2.5m or as determined by Section 13.3.1
Minimum required interior yard	1.2m	1.2m	1.2m	See Note 2	1.2m
Minimum required rear yard	6.0m	6.0m	7.0m	See Note 2	6.0m
Minimum landscaped open space	30%	30%	35%	See Note 2	0%

Additional Regulations for Table 13.4: Detached House Regulations

- (1) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.
- (2) The regulations shall be that for the nearest other Neighbourhood Residential Zone. Where there is more than one such Zone, the regulations of the Zone with the longest shared boundary not along a public street shall apply.

13.3.6 Semi-Detached House Regulations

The regulations for semi-detached houses in the NR3, NR4, NR5, NR6 and NR7 zones are set out in Table 13.5: Semi-Detached House Regulations below.

Table 13.5: Semi-Detached House Regulations

Regulations	NR3	NR4	NR5	NR6	NR7
Minimum lot frontage	6.7m or as determined by Section 13.3.3 ⁽¹⁾	6.7m or as determined by Section 13.3.3 ⁽¹⁾	6.7m or as determined by Section 13.3.3 ⁽¹⁾	6.7m or as determined by Section 13.3.3 ⁽¹⁾	6.7m or as determined by Section 13.3.3 ⁽¹⁾

Maximum lot frontage	12.0m or as determined by Section 13.3.3	18.0m or as determined by Section 13.3.3	23.0m or as determined by Section 13.3.3	-	-
Maximum lot coverage	45%	35%	25%	See Note 2	60%
Maximum height	10.5m or as shown on Schedule "B" (Special Heights)	10.5m or as shown on Schedule "B" (Special Heights)	12.0m or as shown on Schedule "B" (Special Heights)	See Note 2	12m
Minimum required front and exterior yard	The lesser of 2.5m or as determined by Section 13.3.1	The lesser of 4.5m or as determined by Section 13.3.1	The lesser of 4.5m or as determined by Section 13.3.1	See Note 2	The lesser of 2.5m or as determined by Section 13.3.1
Minimum required interior yard	1.2m	1.2m	1.2m	See Note 2	1.2m
Minimum required rear yard	6.0m	6.0m	7.0m	See Note 2	6.0m
Minimum landscaped open space	30%	30%	35%	See Note 2	-

Additional Regulations for Table 13.5: Semi-Detached House Regulations

- (1) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.
- (2) The regulations shall be that for the nearest other Neighbourhood Residential Zone. Where there is more than one such Zone, the regulations of the Zone with the longest shared boundary not along a public street shall apply.

13.3.7 Multiplex Regulations

The regulations for multiplexes in the NR3, NR4, NR5 and NR6 zones are set out in Table 13.6: Multiplex Regulations below.

Table 13.6: Multiplex Regulations

Regulations	NR3	NR4	NR5	NR6
Minimum lot frontage	9.0m or as determined by Section 13.3.3	12.0m or as determined by Section 13.3.3	16.0m or as determined by Section 13.3.3	9.0m or as determined by Section 13.3.3
Maximum lot frontage	12.0m or as determined by Section 13.3.3 ⁽¹⁾	18.0m or as determined by Section 13.3.3 ⁽¹⁾	23.0m or as determined by Section 13.3.3 ⁽¹⁾	See Note 2
Maximum lot coverage	45%	35%	25%	See Note 2
Maximum height	10.5m or as shown on Schedule "B" (Special Heights)	10.5m or as shown on Schedule "B" (Special Heights)	12.0m or as shown on Schedule "B" (Special Heights)	See Note 2
Minimum required front and exterior yard	The lesser of 2.5m or as determined by Section 13.3.1	The lesser of 4.5m or as determined by Section 13.3.1	The lesser of 4.5m or as determined by Section 13.3.1	See Note 2
Minimum required interior yard	1.2m	1.2m	1.2m	See Note 2
Minimum required rear yard	6.0m	6.0m	7.0m	See Note 2
Minimum landscaped open space	30%	30%	35%	See Note 2

Additional Regulations for Table 13.6: Multiplex Regulations

- (1) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.
- (2) The regulations shall be that for the nearest other Neighbourhood Residential Zone. Where there is more than one such Zone, the regulations of the Zone with the longest shared boundary not along a public street shall apply.

13.3.8 Street and Back-to-Back Townhouse Regulations

The regulations for street and back-to-back townhouses in the NR3, NR4, NR5 and NR6 zones are set out in Table 13.7: Street, Block, and Back-to-Back Townhouse Regulations below.

Table 13.7: Street, Block, and Back-to-Back Townhouse Regulations

Regulations	NR3	NR4	NR5	NR6
Minimum lot frontage	6.7m or as determined by Section 13.3.3 ⁽¹⁾	6.7m or as determined by Section 13.3.3 ⁽¹⁾	6.7m or as determined by Section 13.3.3 ⁽¹⁾	6.7m or as determined by Section 13.3.3 ⁽¹⁾
Maximum lot frontage	12.0m or as determined by Section 13.3.3	18.0m or as determined by Section 13.3.3	23.0m or as determined by Section 13.3.3	-
Maximum lot coverage	45%	45%	45%	45%
Maximum height	10.5m or as shown on Schedule "B" (Special Heights)	10.5m or as shown on Schedule "B" (Special Heights)	12.0m or as shown on Schedule "B" (Special Heights)	10.5m or as shown on Schedule "B" (Special Heights)
Minimum required front and exterior yard	The lesser of 2.5m or as determined by Section 13.3.1 ⁽²⁾	The lesser of 4.5m or as determined by Section 13.3.1 ⁽²⁾	The lesser of 4.5m or as determined by Section 13.3.1 ⁽²⁾	The lesser of 2.5m or as determined by Section 13.3.1 ⁽²⁾
Minimum required interior yard	1.2m	1.2m	1.2m	6.0m ⁽⁴⁾
Minimum required rear yard	6.0m	6.0m	7.0m	6.0m
Minimum landscaped open space	30%	30%	35%	30%
Minimum amenity area per dwelling unit	6.0m ² ⁽³⁾	6.0m ² ⁽³⁾	6.0m ² ⁽³⁾	6.0m ² ⁽³⁾
Maximum number of dwelling units per block	8	8	8	8

Additional Regulations for Table 13.7: Street, Block, and Back-to-Back Townhouse Regulations

- (1) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.
- (2) For back-to-back townhouses, the minimum front yard setback shall be 3.0 m.
- (3) Only applicable for developments with more than 10 dwelling units.
- (4) Shall be reduced to 1.2 metres for a street townhouse unit where the driveway accesses a public street.

13.3.9 Stacked Townhouse Regulations

The regulations for stacked townhouses in the NR1, NR2, and NR6 zones are set out in Table 13.8: Stacked Townhouse Regulations below.

Table 13.8: Stacked Townhouse Regulations

Regulations	NR1	NR2	NR6
Minimum lot frontage	6.7m or as determined by Section 13.3.3 ⁽¹⁾	6.7m or as determined by Section 13.3.3 ⁽¹⁾	6.7m or as determined by Section 13.3.3 ⁽¹⁾
Maximum lot coverage	45%	45%	45%
Maximum height	34.0m or as shown on Schedule "B" (Special Heights)	21.0m or as shown on Schedule "B" (Special Heights)	10.5m or as shown on Schedule "B" (Special Heights)
Maximum residential density	200 uph	100 uph	100 uph
Minimum required front and exterior yard	The lesser of 3.0m or as determined by Section 13.3.1	The lesser of 3.0m or as determined by Section 13.3.1	The lesser of 2.5m or as determined by Section 13.3.1
Minimum required interior yard	3.0m ⁽²⁾	3.0m ⁽²⁾	6.0m
Minimum required rear yard	7.5m ⁽²⁾	7.5m ⁽²⁾	6.0m
Minimum landscaped open space	20%	40%	30%

Regulations	NR1	NR2	NR6
Minimum amenity area per dwelling unit	6.0m ² ⁽³⁾	6.0m ² ⁽³⁾	6.0m ² ⁽³⁾
Maximum number of dwelling units per block	8	8	8

Additional Regulations for Table 13.8: Stacked Townhouse Regulations

- (1) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.
- (2) An angular plane shall be applied along the rear and interior lot lines from any lot line on a lot zoned NM3, NM4, NM5, NR3, NR4, NR5 or NR7.
- (3) Only applicable for developments with more than 10 dwelling units.

13.3.10 Apartment Regulations

The regulations for apartments in the NR1 and NR2 zones are set out in Table 13.9: Apartment Regulations below.

Table 13.9: Apartment Regulations

Regulations	NR1	NR2
Minimum lot frontage	9.0m or as determined by Section 13.3.3 ⁽¹⁾	9.0m or as determined by Section 13.3.3 ⁽¹⁾
Maximum lot coverage	60%	45%
Minimum height	8.0m	8.0m
Maximum height	34.0m or as shown on Schedule "B" (Special Heights)	21.0m or as shown on Schedule "B" (Special Heights)
Minimum first storey height	4.0m	4.0m
Maximum residential density	200 uph	100 uph
Minimum required front and exterior yard	The lesser of 3.0m or as determined by Section 13.3.1	The lesser of 3.0m or as determined by Section 13.3.1
Maximum permitted front and exterior yard	The lesser of 6.0m or as determined by Section 13.3.1	The lesser of 6.0m or as determined by Section 13.3.1
Minimum required interior yard	3.0m ⁽²⁾	3.0m ⁽²⁾

Regulations	NR1	NR2
Minimum required rear yard	7.5m ⁽²⁾	7.5m ⁽²⁾
Minimum landscaped open space	20%	40%
Minimum amenity area per dwelling unit	6.0m ² ⁽³⁾	6.0m ² ⁽³⁾
Maximum tower floor plate	1,100m ² ⁽⁴⁾	-
Minimum setback of a tower from any rear and interior lot	12.5m ⁽⁴⁾	-
Minimum tower step back	3.0m ⁽⁴⁾⁽⁵⁾	-
Minimum active entrances	1 per street-facing façade	1 per street-facing façade
Minimum first storey street-facing façade openings	-	-
Minimum separation distance between buildings on the same lot	6.0m ⁽⁶⁾	-

Additional Regulations for Table 13.9: Apartment Regulations

- (1) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.
- (2) An angular plane shall be applied along the rear and interior lot lines from any lot line on a lot zoned NM3, NM4, NM5, NR3, NR4, NR5 or NR7.
- (3) For buildings with 20 dwelling units or more, no less than 50 square metres of the required amenity area shall be provided as common amenity area, located outdoors at grade.
- (4) Only applies to new buildings constructed after the effective date of this by-law.
- (5) Shall only apply to buildings over 12.0 metres in height. A step back shall be provided at a height not less than 8.0 metres and not greater than 12.0 metres above grade and continue to the maximum height of the building.
- (6) The separation distance between buildings on the same lot where facing walls contain windows to habitable rooms shall be 10.0 metres.

13.3.11 Residential Care Home Regulations

The regulations for residential care homes in the NR1 and NR2 zones are set out in Table 13.10: Residential Care Home Regulations

Table 13.10: Residential Care Home Regulations

Regulations	NR1	NR2
Minimum lot frontage	9.0m or as determined by Section 13.3.3	12.0m or as determined by Section 13.3.3
Maximum lot frontage	12.0m or as determined by Section 13.3.3 ⁽¹⁾	18.0m or as determined by Section 13.3.3 ⁽¹⁾
Maximum lot coverage	45%	45%
Maximum height	12.0m or as shown on Schedule "B" (Special Heights)	12.0m or as shown on Schedule "B" (Special Heights)
Minimum required front and exterior yard	The lesser of 2.5m or as determined by Section 13.3.1	The lesser of 4.5m or as determined by Section 13.3.1
Minimum required interior yard	1.2m	1.2m
Minimum required rear yard	6.0m	6.0m
Minimum landscaped open space	30%	30%
Minimum lot frontage	9.0m	12.0m
Maximum number of units	10	10

Additional Regulations for Table 13.10: Residential Care Home Regulations

- (1) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.

Section 14: Institutional Zones

Institutional Zones apply to properties within the Institutional Place Type of The London Plan, or to properties that have existing or planned institutional uses.

14.1 APPLICABLE ZONES

Institutional Zones are applied based on the existing context and planned vision for the area. The following is a general description of the purpose of each zone variation:

Regional Institutional (INST1) Zone

The Regional Institutional Zone allows for large-scale institutional uses that serve a regional or broader function.

Community Institutional (INST2) Zone

The Community Institutional Zone allows for institutional uses that serve a community or city-wide function.

Neighbourhood Institutional (INST3) Zone

The Neighbourhood Institutional Zone allows for small-scale institutional uses that serve a local or neighbourhood function.

14.2 PERMITTED USES

The permitted uses within the Institutional Zones are listed in Table 13.1: Permitted Uses.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 14.1: Permitted Uses

Residential Uses	INST1	INST2	INST3
Group Home	✓ ⁽¹⁾	✓ ⁽¹⁾	—
Residential Care Home	✓	✓	—

Commercial Uses	INST1	INST2	INST3
Entertainment Facility	✓	✓	—
Instruction Studio	✓	✓	—
Medical Clinic	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾
Personal Service	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾
Recreation Facility	✓	—	—
Restaurant	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾
Retail Store	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾
Service Office	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾
Training Facility	✓	✓	—
Veterinary Clinic	✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾

Community and Institutional Uses	INST1	INST2	INST3
Community Facility	✓	✓	✓ ⁽³⁾
Correctional Institution	✓	—	—
Day Care Centre	✓	✓	✓
Emergency Dispatch Station	✓	✓	—
Fairgrounds	✓	—	—
Hospital	✓	—	—
Place of Worship	—	✓	—
Post-secondary School	✓	—	—
School	—	✓	✓
Emergency Care	✓	✓	—

Additional Regulations for Table 14.1: Permitted Uses

- (1) Group homes shall not be permitted on the same lot as any other use.
- (2) Shall only be permitted in association with a permitted Community and Institutional Use.
- (3) Shall only be permitted up to a maximum gross floor area of 1,000 square metres per individual building.

14.3 REGULATIONS

The regulations for lots in an Institutional Zone are set out in Table 14.2: Regulations below.

Table 14.2: Regulations

Regulations	INST1	INST2	INST3
Maximum height	40.0m or as shown on Schedule "B" (Special Heights)	15.0m or as shown on Schedule "B" (Special Heights)	12.0m or as shown on Schedule "B" (Special Heights)
Minimum lot frontage	50.0m	30.0m	30.0m
Maximum lot coverage	40%	40%	30%
Maximum parking area coverage	25%	25%	25%
Minimum landscaped open space	15%	25%	30%
Minimum front and exterior yard depth	6.0m	6.0m	6.0m
Minimum rear and interior yard depth	6.0m ⁽¹⁾	6.0m	6.0m
Maximum tower floorplate	1,100m ²	-	-
Minimum tower setback from any rear and interior lot	12.5m	-	-
Minimum tower step back	3.0m	-	-
Minimum active entrances	1 per street-facing façade	1 per street-facing façade	1 per street-facing façade
Minimum garage door setback	6.0m or the front yard depth of the main building, whichever is greater	6.0m or the front yard depth of the main building, whichever is greater	6.0m or the front yard depth of the main building, whichever is greater
Maximum garage door width	50% of street-	50% of street-	50% of street-

Regulations	INST1	INST2	INST3
	facing façade	facing façade	facing façade

Additional Regulations for Table 14.2: Regulations

- (1) The minimum rear and interior yard depths shall be 6.0 metres plus 1.0 metre per 3.0 metres in height for all portions of a building above 3.0 metres in height.

Section 15: Heavy Industrial Zones

Heavy Industrial Zones apply to properties within the Heavy Industrial Place Type of The London Plan.

15.1 APPLICABLE ZONES

Heavy Industrial Zones are applied based on the existing context and planned vision for the area. The following is a general description of the purpose of each zone variation:

General Heavy Industrial (HI1) Zone

The General Heavy Industrial Zone allows a range of industrial uses that require separation from sensitive land uses due to noxious impacts such as noise, vibration, air emissions, hazardous materials, or unsightly open storage.

Specialized Heavy Industrial (HI2) Zone

The Specialized Heavy Industrial Zone allows a range of industrial uses that require separation from sensitive land uses due to noxious impacts such as noise, vibration, air emissions, hazardous materials, or unsightly open storage, in addition to uses that require specific locational considerations.

15.2 PERMITTED USES

The permitted uses within the Heavy Industrial Zones are listed in Table 15.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 15.1: Permitted Uses

Employment Uses	HI1	HI2
Airport	—	✓
Vehicle Yard	✓	✓
Industrial Facility – General (Class II)	✓	✓

Employment Uses	HI1	HI2
Industrial Facility – Heavy (Class III)	✓	✓
Open Storage	✓	—
Research And Development	✓	✓
Salvage Yard	✓	✓
Industrial Sales and Service	✓ (1) (2) (3)	✓ (1) (2) (3)
Service Office	✓ (1) (2) (3)	✓ (1) (2) (3)
Transportation Depot	✓	✓
Warehouse	—	✓
Waste Processing Facility	—	✓

Additional Regulations for Table 15.1: Permitted Uses

- (1) Shall only be permitted up to a maximum gross floor area of 1,000 square metres per lot.
- (2) The use is intended to serve employees, businesses, visitors, or industrial operations within the Heavy Industrial Zone or surrounding employment areas; and
- (3) The use does not detract from, constrain, or interfere with existing or planned industrial operations on the lot or surrounding lands.

15.3 REGULATIONS

The regulations for lots in a Heavy Industrial Zone are set out in Table 15.2: Regulations below.

Table 15.2: Regulations

Regulations	HI1	HI2
Maximum height	24.0m	15.0m
Maximum floor area ratio	0.50	-
Minimum lot size	-	-
Minimum lot frontage	75.0m	75.0m
Maximum lot coverage	60% ⁽¹⁾	60% ⁽¹⁾
Minimum landscaped open space	10%	10%

Regulations	HI1	HI2
Minimum front and exterior yard depth	4.0m	4.0m
Minimum interior yard depth	1.2m ⁽²⁾	1.2m ⁽²⁾
Minimum rear yard depth	10.0m ⁽²⁾	10.0m ⁽²⁾

Additional Regulations for Table 15.2: Regulations

- (1) Open storage shall be included within the calculation of lot coverage.
- (2) The minimum rear and interior yard depths for lots abutting a Neighbourhood Mixed-Use Zone or Neighbourhood Residential Zone shall be 50.0 metres.

Section 16: Light Industrial Zones

Light Industrial Zones apply to properties within the Light Industrial Place Type of The London Plan.

16.1 APPLICABLE ZONES

Light Industrial Zones are applied based on the existing context and planned vision for the area. The following is a general description of the purpose of each zone variation:

General Light Industrial (LI1) Zone

The General Light Industrial Zone allows for a range of light industrial uses with minimal impacts on sensitive land uses.

Specialized Light Industrial (LI2) Zone

The Specialized Light Industrial Zone allows for a range of light industrial uses with minimal impacts on sensitive land uses, in addition to other light industrial uses that require separation or other mitigation to reduce impacts on sensitive land uses.

Advanced Manufacturing, Business, and Innovation Park (LI3) Zone

The Advanced Manufacturing, Business and Innovation Park Zone allows for advanced manufacturing and business and innovation parks.

Light Industrial Commercial (LI4) Zone

The Light Industrial Commercial Zone allows for a range of light industrial uses with minimal impacts on sensitive land uses, in addition to accessory facilities that support the broader employment area.

16.2 PERMITTED USES

The permitted uses within the Light Industrial Zones are listed in Table 16.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 16.1: Permitted Uses

Commercial Uses	LI1	LI2	LI3	LI4
Restaurant	—	—	—	✓ (1)
Retail Store	—	—	—	✓ (1)
Service Office	—	—	—	✓ (1)
Training Facility	—	—	✓	✓ (1)
Vehicle Service Station	—	✓ (6)	—	—

Employment Uses	LI1	LI2	LI3	LI4
Advanced Manufacturing Facility	✓	✓	✓	✓
Artisan Workshop	✓	✓	✓	✓
Industrial Facility – Light (Class I)	✓	✓	✓	✓
Industrial Sales and Service	✓ (3) (4) (5)	✓ (3) (4) (5)	—	✓ (3) (4) (5)
Office	✓ (1)	✓ (1)	✓ (1)	✓ (1)
Passenger Terminal	✓	✓	—	✓
Research and Development	✓	✓	✓	✓
Vehicle Repair Garage	✓	✓	—	✓
Warehouse	✓	✓	—	✓
Wholesale	✓ (3)	✓ (3)	—	✓ (3)

Additional Regulations for Table 16.1: Permitted Uses

- (1) Offices shall only be permitted in association with another Employment Use on the same lot.
- (2) Retail stores and wholesale establishments are considered accessory uses and may include a showroom and/or display area open to the public that does not exceed 25 percent of the gross floor area of the individual building.
- (3) Shall only be permitted up to a maximum gross floor area of 1,000 square metres per lot.
- (4) The use is intended to serve employees, businesses, visitors, or industrial operations within the Heavy Industrial Zone or surrounding employment areas.

- (5) The use does not detract from, constrain, or interfere with existing or planned industrial operations on the lot or surrounding lands.
- (6) Legal existing uses only.

16.3 REGULATIONS

The regulations for lots in a Light Industrial Zone are set out in Table 16.2: Regulations below.

Table 16.2: Regulations

Regulations	LI1	LI2	LI3	LI4
Maximum height	24.0m or as shown on Schedule "B" (Special Heights) ⁽¹⁾	24.0m or as shown on Schedule "B" (Special Heights) ⁽¹⁾	24.0m or as shown on Schedule "B" (Special Heights) ⁽¹⁾	15.0m or as shown on Schedule "B" (Special Heights)
Maximum floor area ratio	0.75	-	1.0	0.75
Minimum lot frontage	30.0m	75.0m	30.0m	30.0m
Maximum lot coverage	60% ⁽²⁾	60% ⁽²⁾	60% ⁽²⁾	60% ⁽²⁾
Minimum landscaped open space	10%	10%	10%	10%
Minimum front and exterior yard depth	4.0m ⁽³⁾	4.0m ⁽³⁾	4.0m ⁽³⁾	4.0m ⁽³⁾
Minimum Interior yard depth	1.2m ⁽³⁾	1.2m ⁽³⁾	1.2m ⁽³⁾	1.2m ⁽³⁾
Minimum Rear yard depth	10.0m ⁽³⁾	10.0m ⁽³⁾	10.0m ⁽³⁾	10.0m ⁽³⁾
Maximum lot area permitted to be used for open storage	20%	50%	-	20%

Additional Regulations for Table 16.2: Regulations

- (1) Within 70.0 metres of a Neighbourhood Mixed-Use Zone or Neighbourhood Residential Zone, the maximum height permitted shall be 15.0 metres.
- (2) Open storage shall be included within the calculation of lot coverage.
- (3) For lots abutting Veterans Memorial Parkway, the minimum yard depth from the abutting lot line shall be 7.5 metres.

Section 17: Commercial Industrial Zones

Commercial Industrial Zones apply to properties within the Commercial Industrial Place Type of The London Plan.

17.1 APPLICABLE ZONES

Commercial Industrial Zones are applied based on the existing context and planned vision for the area. The following is a general description of the purpose of each zone variation:

Large-Format Commercial Industrial (CI1) Zone

The Large-Format Commercial Industrial Zone allows for a range of commercial and light industrial uses that are typically arranged in a large-scale format.

Small-Format Commercial Industrial (CI2) Zone

The Small-Format Commercial Industrial Zone allows for a range of commercial and light industrial uses with that are typically arranged in a small-scale format.

Specialized Commercial Industrial (CI3) Zone

The Specialized Commercial Industrial Zone allows for a limited range of commercial and light industrial that are arranged in a large-scale or small-scale format.

17.2 PERMITTED USES

The permitted uses within the Commercial Industrial Zones are listed in

Table 17.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 17.1: Permitted Uses

Commercial Uses	CI1	CI2	CI3
Funeral Home	✓	✓	✓
Hotel	✓	✓	—
Kennel	✓	✓	✓
Outdoor Retail	✓	✓	—
Recreation Facility	✓	✓	✓
Retail Store	✓	✓	—
Self Storage	✓	✓	✓
Service Office	✓ ⁽¹⁾	✓ ⁽¹⁾	—
Training Facility	✓	✓	✓
Vehicle Dealership and Rental	✓	✓	✓
Vehicle Repair Garage	✓	✓	✓
Vehicle Service Station	✓	✓	—
Veterinary Clinic	✓	✓	✓
Veterinary Hospital	✓	✓	✓

Community and Institutional Uses	CI1	CI2	CI3
Community Facility	✓	✓	✓
Day Care Centre	✓	✓	✓
Emergency Dispatch Station	✓	✓	✓
Emergency Care	✓	✓	✓
Place of Worship	✓	✓	✓

Employment Uses	CI1	CI2	CI3
Artisan Workshop	✓	—	✓
Industrial Facility – Light (Class I)	✓	✓	✓
Industrial Sales and Service	✓	—	✓
Office	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
Passenger Terminal	✓	—	✓

Transportation Depot	✓	—	✓
Warehouse	✓	—	✓
Wholesale	✓ ⁽²⁾	—	✓ ⁽²⁾

Additional Regulations for

Table 17.1: Permitted Uses

- (1) Shall only be permitted up to a maximum gross floor area of 2,000 square metres per individual building.
- (2) Accessory uses may include a retail store with a showroom and/or display area open to the public that does not exceed 25 percent of the gross floor area of the individual building.

17.3 REGULATIONS

The regulations for lots in a Commercial Industrial Zone are set out in Table 17.2: Regulations below.

Table 17.2: Regulations

Regulations	CI1	CI2	CI3
Maximum height	50.0m or as shown on Schedule "B" (Special Heights) ⁽¹⁾	15.0m or as shown on Schedule "B" (Special Heights) ⁽¹⁾	15.0m or as shown on Schedule "B" (Special Heights) ⁽¹⁾
Minimum lot frontage	75.0m	30.0m	30.0m
Maximum lot coverage	60% ⁽³⁾	60% ⁽³⁾	60% ⁽³⁾
Maximum parking area coverage	25% ⁽⁴⁾	25% ⁽⁴⁾	25% ⁽⁴⁾
Minimum landscaped open space	10%	10%	10%
Minimum front and exterior yard depth	3.0m	3.0m	3.0m
Minimum interior yard depth	1.2m ⁽⁵⁾	1.2m ⁽⁵⁾	1.2m ⁽⁵⁾
Minimum rear yard depth	10.0m ⁽⁵⁾	10.0m ⁽⁵⁾	10.0m ⁽⁵⁾
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade
Maximum open storage	20%	20%	20%

Additional Regulations for Table 17.2: Regulations

- (1) Within 70.0 metres of a Neighbourhood Mixed-Use Zone or Neighbourhood Residential Zone, the maximum height permitted shall be 24.0 metres.
- (2) Open storage shall be included within the calculation of lot coverage.
- (3) Shall only apply when Commercial Uses are located on the lot.
- (4) The minimum rear and interior yard depths for lots abutting a Neighbourhood Mixed-Use Zone or Neighbourhood Residential Zone shall be 50.0 metres.

Section 18: Future Growth Zones

Future Growth Zones apply to properties within the Future Community Growth Place Type and the Future Industrial Growth Place Type of The London Plan.

18.1 APPLICABLE ZONES

Future Growth Zones are applied based on the planned vision for the area. The following is a general description of the purpose of each zone variation:

Future Growth (FG1) Zone

The Future Growth Zone allows for a limited range of uses, similar to existing uses, which would not have an impact on the future comprehensive planning and development of the lands, and is applied to areas which have not completed the Neighbourhood Plan or Secondary Plan process, but which are intended for residential or industrial development over the long term.

18.2 PERMITTED USES

The permitted uses within the Future Growth Zones are listed in Table 18.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 18.1: Permitted Uses

Residential Uses	FG1
Detached house	✓ ⁽¹⁾
Commercial Uses	FG1
Kennel	✓
Community and Institutional Uses	FG1
Conservation	✓

Agricultural Uses	FG1
Crop Cultivation	✓
On-farm diversified use	✓

Additional Regulations for Table 18.1: Permitted Uses

(1) Shall only be permitted if existing on the day of passage of this By-law.

18.3 REGULATIONS

The regulations for lots in a Future Growth Zone are set out in Table 18.2: Regulations below.

Table 18.2: Regulations

Regulations	FG1
Maximum height	15.0m
Minimum lot frontage	As existing
Maximum lot coverage	10%
Minimum front and exterior yard depth	10.0m
Minimum rear and interior yard depth	25.0m

Section 19: Farmland Zones

The Farmland Zones apply to properties within the Farmland Place Type of The London Plan.

19.1 APPLICABLE ZONES

Farmland Zones are applied based on the existing context and planned vision for the area, including the long-term protection of the agricultural land base, normal farm practices, rural economic activity, and compatibility with settlement and rural neighbourhood areas. The following is a general description of the purpose of each zone variation:

Farmland General Agriculture (FL1) Zone

The Farmland General Agriculture Zone allows for the full range of agricultural uses, agriculture-related uses, and on-farm diversified uses.

Farmland Agriculture Only (FL2) Zone

The Farmland Agriculture Only Zone allows for limited Agriculture Uses and applies to existing undersized agricultural lots, as well as farm-only lots created through severance of a surplus farm dwelling.

Farmland Small Holding (FL3) Zone

The Farmland Small Holding (FL3) Zone allows for limited Agriculture Uses and applies to existing undersized agricultural lots, as well as lots created through severance of a surplus farm dwelling.

Agriculture-Related (FL4) Zone

The Agriculture-Related Zone (FL4) allows for agriculture-related industrial uses that support the surrounding farmland.

Resource Extraction (FL5) Zone

The Resource Extraction Zone (FL5) allows for the extraction and processing of mineral aggregate resources.

19.2 PERMITTED USES

The permitted uses within the FL Zones are listed in If a use is not permitted, a “—” is included in the table.

Table 19.1: Permitted Uses.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 19.1: Permitted Uses

Residential Uses	FL1	FL2	FL3	FL4	FL5
Detached House	✓	✓ ⁽¹⁾	✓	✓	—
Farm Worker Housing	✓	✓ ⁽¹⁾	✓	✓	—
Additional Residential Unit	✓ ⁽²⁾	✓ ⁽¹⁾⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾	—

Agricultural Uses	FL1	FL2	FL3	FL4	FL5
Auction Establishment”	✓	—	✓	✓	—
Crop Cultivation	✓	✓	✓	✓	✓
Intensive Agriculture	✓	✓	—	✓	✓
Agricultural Related Industrial Use	—	—	—	✓ ⁽³⁾	—
Agricultural Related Commercial Use	—	—	—	✓	—
On-farm Diversified Uses	✓	✓	—	✓	—
Resource Extraction	—	—	—	—	✓

Additional Regulations for Table 19.1: Permitted Uses

- (1) In the FL2 Zone, an existing lawful residential use may continue, but shall not be enlarged, converted, or expanded to create any new dwelling unit.
- (2) A maximum of 2 additional residential units are permitted on the same lot as a detached house, in accordance with Section 4.18 (Additional Residential Units).
- (3) Only existing agriculture-related uses are permitted.

19.3 REGULATIONS

The regulations for lots in a Farmland Zone are set out in Table 19.2: Regulations below.

Table 19.2: Regulations

Regulations	FL1	FL2	FL3	FL4	FL5
Maximum height	10.0m	10.0m	10.0m	10.0m	10.0m
Minimum lot size	40.0ha	-	2,000m ²	10ha	10ha
Minimum lot frontage	100.0m	60.0m or as legally existing ⁽¹⁾	-	45.0m	45.0m
Maximum lot coverage	25%	25%	35%	25%	25%
Minimum landscaped open space	-	-	10%	10%	10%
Minimum front and exterior side yard	15.0m	15.0m	7.5m	30.0m	30.0m
Minimum interior side yard	15.0m	15.0m	3.0m	30.0m	30.0m
Minimum rear yard depth	15.0m	30.0m	10.0m	30.0m	30.0m
Maximum open storage	-	-	-	10%	10%
Maximum distance between buildings within a farm building cluster	30.0m	30.0m	30.0m	30.0m	30.0m

Additional Regulations for Table 19.2: Regulations

- (1) Where lands are zoned FL2 as a result of a surplus farm dwelling severance, the minimum lot size shall be the lot area of the remaining farm parcel as it existed immediately following the severance. Where lands are zoned FL2 for any other reason, the minimum lot size shall be the lot area existing on the date of passing of this By-law.

Section 20: Rural Neighbourhood Zones

The Rural Neighbourhood Zones apply to properties within the Rural Neighbourhood Place Type of The London Plan.

20.1 APPLICABLE ZONES

Rural Neighbourhood Zones are applied based on the existing context and planned vision for the area. The following is a general description of the purpose of each zone variation:

Rural Neighbourhood (RN1) Zone

The Rural Neighbourhood Residential Zone allows for a range of residential and community uses served by on-site wastewater treatment systems and private wells.

Rural Neighbourhood Mixed Use Nodes (RN2) Zone

The Rural Neighbourhood Commercial Zone allows for a range of commercial and community uses with minimal impacts on sensitive land uses served by on-site wastewater treatment systems and private wells.

20.2 PERMITTED USES

The permitted uses within the RN Zones are listed in Table 21.1: Permitted Uses.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 20.1: Permitted Uses

Residential Uses	RN1	RN2
Detached house	✓ ⁽²⁾	✓ ⁽²⁾
Semi-detached house	✓ ⁽²⁾	✓ ⁽²⁾
Multiplex	✓ ⁽²⁾	✓ ⁽²⁾
Group home	✓ ⁽¹⁾	✓ ⁽¹⁾

Community and Institutional Uses	RN1	RN2
Community facility	✓	✓
Day Care Centre	✓	✓
Park	✓	✓
School	✓	✓

Commercial Uses	RN1	RN2
Instruction studio	—	✓
Medical clinic	—	✓
Personal service	—	✓
Recreation facility	—	✓
Retail store	—	✓
Service office	—	✓

Employment Uses	RN1	RN2
Vehicle repair garage	—	✓ ⁽³⁾

Additional Regulations for Table 20.1: Permitted Uses

- (1) Group homes shall not be permitted on the same lot as any other use.
- (2) No more than 3 dwelling units shall be permitted per lot.
- (3) Only legally existing uses shall be permitted. Shall only be permitted up to a maximum gross floor area of 1,000 square metres per individual building.

20.3 REGULATIONS

The regulations for lots in a Rural Neighbourhood Zone are set out in Table 20.2: Regulations below.

Table 20.2: Regulations

Regulations	RN1	RN2
Maximum height	12.0m	12.0m
Minimum lot size	5,000m ²	5,000m ²
Minimum lot frontage	20.0m	25.0m

Regulations	RN1	RN2
Maximum lot coverage	30%	30%
Maximum parking area coverage	-	25% ⁽¹⁾
Minimum landscaped open space	20%	20%
Minimum front and exterior yard depth	8.0m	8.0m
Minimum interior yard depth	6.0m	10.0m
Minimum rear yard depth	7.5	7.5
Maximum open storage	-	10% ⁽²⁾
Maximum gross floor area	1,000m ²⁽³⁾	1,000m ²⁽³⁾

Additional Regulations for Table 20.2: Regulations

- (1) Shall only apply when Community and Institutional or Commercial Uses are located on the lot.
- (2) Open storage shall be included within the calculation of lot coverage.
- (3) Shall apply per individual building on a lot.

Section 21: Waste Management Zones

The Waste Management Zones apply to properties within the Waste Management Resource Recovery Area Place Type of The London Plan.

21.1 APPLICABLE ZONES

Waste Management Zones are applied based on the existing context and planned vision for the area. The following is a general description of the purpose of each zone variation:

Waste Management (WM1) Zone

The Waste Management Zone allows a range of waste management and resource recovery uses.

21.2 PERMITTED USES

The permitted uses within the WM Zones are listed in Table 21.1: Permitted Uses, below.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 21.1: Permitted Uses

Employment Uses	WM1
Waste Processing Facility	✓
Waste Disposal Facility	✓

21.3 REGULATIONS

The regulations for lots in a Waste Management Zone are set out in Table 21.2: Regulations below.

Table 21.2: Regulations

Regulations	WM1
Maximum height	15.0m

Regulations	WM1
Minimum lot frontage	As existing
Maximum lot coverage	15%
Minimum front and exterior yard depth	30.0m ⁽¹⁾
Minimum interior yard depth	30.0m ⁽¹⁾
Minimum rear yard depth	30.0m ⁽¹⁾

Additional Regulations for Table 21.2: Regulations

- (1) The minimum separation distance from a Neighbourhood Mixed-Use Zone, Neighbourhood Residential Zone, or Rural Neighbourhood Zone shall be 1.0 kilometres.

Section 22: Overlay Zones

Where an Overlay Zone applies, the provisions and regulations of the underlying zone shall continue to apply, but there may be additional provisions and regulations applied, or conditions that must be fulfilled prior to the granting of any planning approvals or the issuance of a building permit. In the case of a conflict between the Overlay Zone and another applicable zone, the regulations of the Overlay Zone supersede those of any other applicable zone.

22.1 APPLICABLE ZONES

Hazard Overlay (HZO) Zone

The Hazard Overlay Zone applies to areas where natural hazards require further study before development may be permitted.

Heritage Overlay (HRO) Zone

The Heritage Overlay Zone provides for and regulates buildings, structures and lands that have been designated under the *Ontario Heritage Act*.

22.2 HAZARD OVERLAY ZONE

22.2.1 Permitted Uses

In addition to the uses permitted in an underlying zone, the permitted uses within the Hazard Overlay Zone are listed in If a use is not permitted, a “—” is included in the table.

Table 22.1: Permitted Uses.

If a use is permitted, a “✓” is included in the table. A number beside a “✓” indicates that additional regulations apply. These additional regulations appear below the table.

If a use is not permitted, a “—” is included in the table.

Table 22.1: Permitted Uses

Green Space Uses	HZO
Conservation	✓
Outdoor Recreation	✓

Green Space Uses	HZO
Parks	✓ (1)

Agricultural Uses	HZO
Crop Cultivation	✓ (2)

Additional Regulations for If a use is not permitted, a “—” is included in the table.

Table 22.1: Permitted Uses

- (1) Limited to uses without buildings or structures that require a building permit to construct.
- (2) Only existing Crop Cultivation may be permitted. No buildings or structures are permitted.

22.2.2 Hazard Overlay Zone Regulations

The regulations for lots in the Hazard Overlay Zone are included in the regulations of the underlying zone. Notwithstanding this:

- a) No development, site alteration, building, structure, expansion of use, or change of use shall be permitted until the City is satisfied that the appropriate review of natural hazards has been completed.
- b) No increase in the number of dwelling units or in the non-residential floor area shall be permitted.
- c) No basements shall be permitted.

22.3 HERITAGE OVERLAY ZONE

22.3.1 Permitted Uses

No person shall, within the Heritage Overlay Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those uses permitted by the applicable underlying zone.

22.3.2 Regulations

The regulations for lots in the Heritage Overlay Zone are set out in Table 17.2: Regulations below.

Table 6.1: Permitted Uses

Regulations	HRO
Minimum height	As it exists on the day of passage of this By-law.
Maximum height	As it exists on the day of passage of this By-law.
Minimum lot frontage	As it exists on the day of passage of this By-law.
Maximum lot frontage	As it exists on the day of passage of this By-law.
Minimum lot depth	As it exists on the day of passage of this By-law.
Minimum lot area	As it exists on the day of passage of this By-law.
Maximum floor area ratio	As it exists on the day of passage of this By-law.
Maximum lot coverage	As it exists on the day of passage of this By-law.
Maximum surface parking area lot coverage	As it exists on the day of passage of this By-law.
Minimum landscaped open space	As it exists on the day of passage of this By-law.
Minimum front and exterior side yard setback	As it exists on the day of passage of this By-law.
Maximum front and exterior side yard setback	As it exists on the day of passage of this By-law.
Minimum rear and interior side yard setback	As it exists on the day of passage of this By-law.
Maximum rear and interior side yard setback	As it exists on the day of passage of this By-law.
Additions	No additions shall be constructed in the front yard or exterior side yard

22.3.1 Regulations

Notwithstanding any provisions of this By-law to the contrary, if a building or structure that is designated under the Ontario Heritage Act is demolished, destroyed, damaged or removed, the new building or structure to occupy the lot must be of the same height, volume, floor area, general form, mass and external design as the original building or structure.

Section 23: Site Specific Provisions

- a) Where a zone has a number label applied, the number refers to a site specific provision that applies to the lands indicated on Schedule A. The provisions of this By-law are modified as set out in that site specific provision, and all other provisions of this By-law shall continue to apply.
- b) Uses referenced in this section and not referenced elsewhere in this By-law are not to be construed as different distinct from those uses referred to in the Definitions and Zone Provisions contained in this By-law.
- c) The definitions, terminology, and standards of the former Zoning By-law Z.-1 may be used to provide regulatory clarity to the application of Site-Specific Provisions included on the initial passage of this By-law.
- d) When a special provision permits a new use in a Neighbourhood Residential zone that is not otherwise permitted in that zone, the most restrictive set of zone standards for the use shall apply, unless otherwise provided by the special provision.

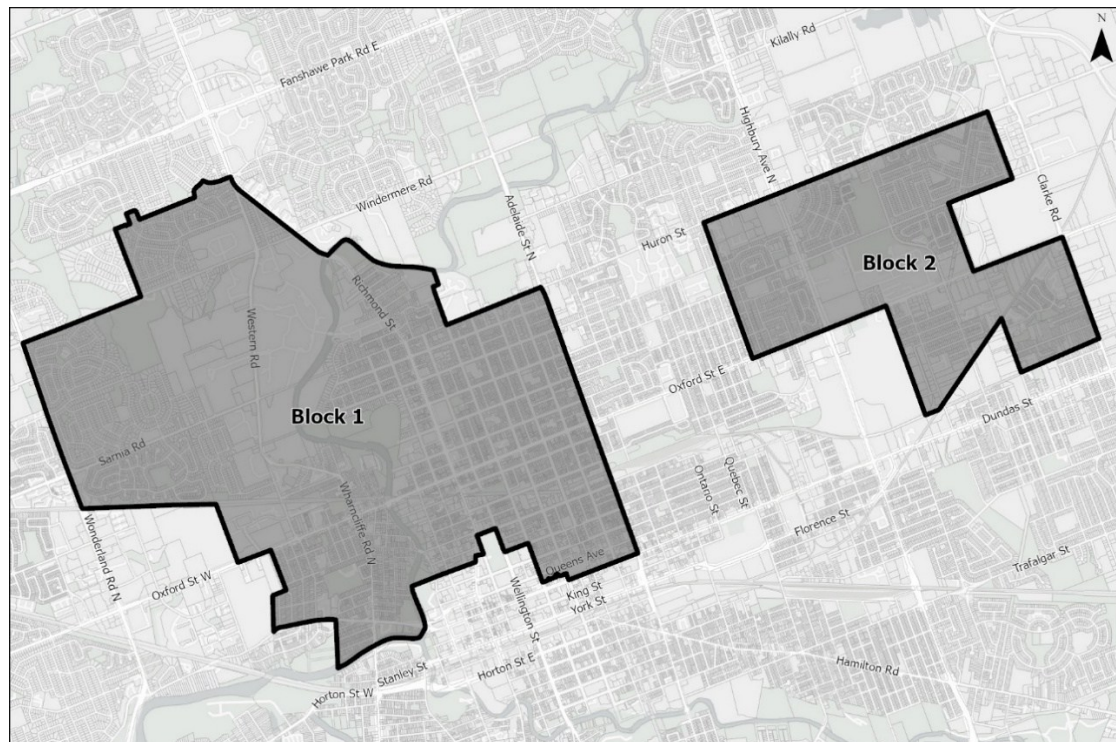
23.1 SITE SPECIFIC PROVISION 1

The regulations contained in this section apply to the following Location:

Location	Near-Campus Neighbourhoods Block 1: Western Block 2: Fanshawe
Source	London Plan Policies: 962 to 974 Zoning By-law Z.-1 Amendments: Z.-1-243187 and Z.-1-263460
Parent Zone(s)	Various

23.1.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



Site Specific Regulations for Blocks 1 and 2

The following site specific regulations apply:

- a) The combined total number of bedrooms permitted for a primary dwelling unit and its additional residential unit(s) shall increase by 1 following the creation of 1 additional residential unit, up to a total of 3 additional bedrooms and 3 additional residential units.

23.1.2 Parking Regulations for Block 1

The following parking regulations apply:

- a) Driveways in the front or exterior side yard shall not be used as parking areas.
- b) For a single detached, semi-detached, or 2-unit dwelling, driveways and walkways connected to and/or parallel to a driveway cannot exceed:
 - i. For lots with a width of up to 12.0 metres: 50% of the required lot frontage to a maximum 6.0 metres, whichever is less;

- ii. For lots with a width greater than 12.0 metres: 50% of the required lot frontage to a maximum of 8 metres, whichever is less.

23.2 SITE SPECIFIC PROVISION 2

The regulations contained in this section apply to the following Location:

Location	Lands within the 30 NEF contour around London International Airport
Parent Zone(s)	Various

23.2.1 Prohibited Uses

The following uses are prohibited:

- a) New residential development and other sensitive land uses

23.2.2 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum height: 45.0m

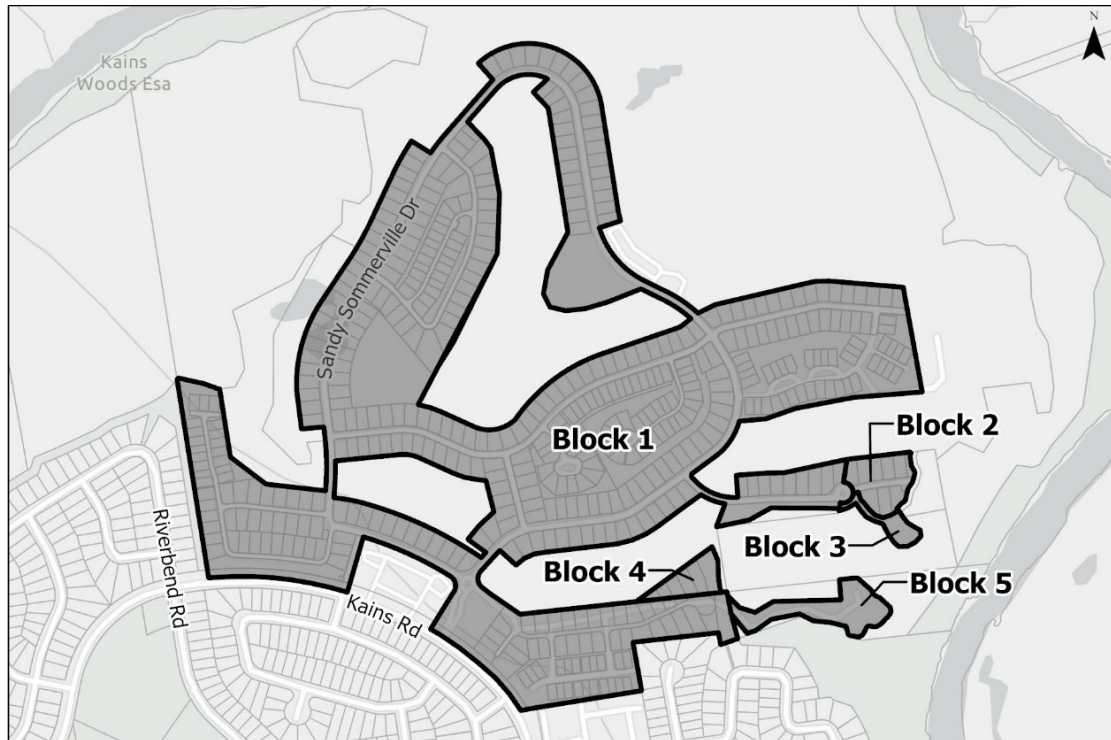
23.3 SITE SPECIFIC PROVISION 3

The regulations contained in this section apply to the following Location:

Location	RiverBend Gold Community
Source	Various
Parent Zone(s)	NR4

23.3.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.3.2 Additional Permitted Uses for Blocks 1 and 2

The following additional uses are permitted:

- a) Permitted uses may be developed in the form of land lease community homes.

23.3.3 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum lot area:
- b) Maximum density: 30 units per hectare
- c) Minimum setback:
 - i. From Outdoor Recreation (GS2) Zone: 1.0m
 - ii. From Natural Heritage (GS6) Zone: 10.0m
- d) Maximum height for apartment buildings: 27.0m
- e) Minimum setbacks for apartment buildings from:
 - i. Kains Road: 200.0m

- ii. Natural Heritage (GS6) Zone: 75.0m

23.3.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum lot frontage: 0.0m
- b) Maximum density: 30 units per hectare
- c) Minimum setback:
 - i. Abutting Natural Heritage (GS6) Zone: 1.0m
 - ii. Abutting a residential zone: 1.2m

23.3.5 Site Specific Regulations for Block 3

The following site specific regulations apply:

- a) Notwithstanding any other section of this By-law to the contrary, access may be permitted via a private right-of-way with access to a public street.
- b) Minimum lot area: 0.3ha
- c) Minimum setback:
 - i. Abutting Natural Heritage (GS6) Zone: 10.0m
 - ii. Abutting a residential zone: 6.0m

23.3.6 Additional Permitted Uses for Block 4

The following additional uses are permitted:

- a) Cluster housing, in the form of single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings and stacked townhouse dwellings.
- b) Permitted uses may be developed in the form of land lease community homes.

23.3.7 Site Specific Regulations for Block 4

The following site specific regulations apply:

- a) Maximum density: 30 units per hectare
- b) Minimum setback:
 - i. From Outdoor Recreation (GS2) Zone: 1.0m
 - ii. From Natural Heritage (GS6) Zone: 10.0m

23.3.8 Additional Permitted Uses for Block 5

The following additional uses are permitted:

- a) Two residential dwellings within the existing residential cluster.

23.3.9 Site Specific Regulations for Block 5

The following site specific regulations apply:

- a) Notwithstanding any other section of this By-law to the contrary, access may be permitted via a private right-of-way with access to a public street.
- b) Minimum setback:
 - i. From Outdoor Recreation (GS2) Zone: 1.0m
 - ii. From Natural Heritage (GS6) Zone: 10.0m

23.4 SITE SPECIFIC PROVISION 4

The regulations contained in this section apply to the following Location:

Location	611-615 Third Street
Source	File Number: Z-9268 Zoning By-law Z.-1 Amendment: Z.-1-212922
Parent Zone(s)	NR6

23.4.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Apartment

23.4.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard depth: 2.2m
- b) Minimum interior side yard depth: 4.57m

23.4.3 Parking Regulations

The following parking regulations apply:

- a) Minimum parking rate: 1.05 parking spaces per unit

23.5 SITE SPECIFIC PROVISION 5

The regulations contained in this section apply to the following Location:

Location	3493 Colonel Talbot Road
Source	File Number: OZ-9049
Parent Zone(s)	NM1

23.5.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Vehicle service station
- b) Drive-through

23.5.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum rear and interior side yard depth abutting a Green Space Zone: 30.0m
- b) No noise attenuation barriers are permitted within 15.0 metres of a Green Space Zone.
- c) Minimum rear and interior side yard depth for a drive-through facility abutting a Residential Zone, measured from the edge of the drive-through lane or speaker location: 15.0m
- d) Maximum noise attenuation barrier height: 2.4m

23.6 SITE SPECIFIC PROVISION 6

The regulations contained in this section apply to the following Location:

Location	512 McCormick Boulevard
Source	File Number: Z-9374
Parent Zone(s)	NR3

23.6.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Urban agriculture

23.6.2 Prohibited Uses

The following uses are prohibited:

- a) Vertical stacking of shipping containers

23.6.3 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot area: 800m²
- b) Minimum interior side yard: 1.2m per 3m of abutting residential building height
- c) Minimum rear yard: 1.2m per 3m of abutting residential building height
- d) Maximum shipping containers for growing food: 8

23.6.4 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces: 1

23.7 SITE SPECIFIC PROVISION 7

The regulations contained in this section apply to the following Location:

Location	585 Third Street
Source	File Number: OZ-9028
Parent Zone(s)	NR6

23.7.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Artisan workshop
- b) Light industrial facility
- c) Office
- d) Warehouse, in association with a permitted use

23.7.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot area: 1,900m²

- b) Minimum lot frontage: 26m
- c) Minimum north interior side yard: 0.5m
- d) Minimum south interior side yard: 18.0m
- e) Minimum rear yard setback: 5.5m

23.8 SITE SPECIFIC PROVISION 8

The regulations contained in this section apply to the following Location:

Location	1900-1902 Trafalgar Street and 159 Clarke Road
Source	File Number: Z-9604
Parent Zone(s)	NR2, NM1

23.8.1 Additional Permitted Uses

The following additional uses are permitted:

- a) An apartment building with any or all other permitted uses on the first or second floor in the NM1 Zone
- b) Vehicle service station
- c) Vehicle repair garage

23.8.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum landscaped open space: 25%
- b) Minimum exterior side yard setback along Trafalgar Street: 1.0m
- c) Minimum front yard setback along Clarke Road: 1.0m
- d) Minimum lot frontage: 39m

23.8.3 Parking Regulations

The following parking regulations apply:

- a) Minimum west interior side yard parking setback: 3.0m
- b) Minimum north interior side yard parking setback 3.0m

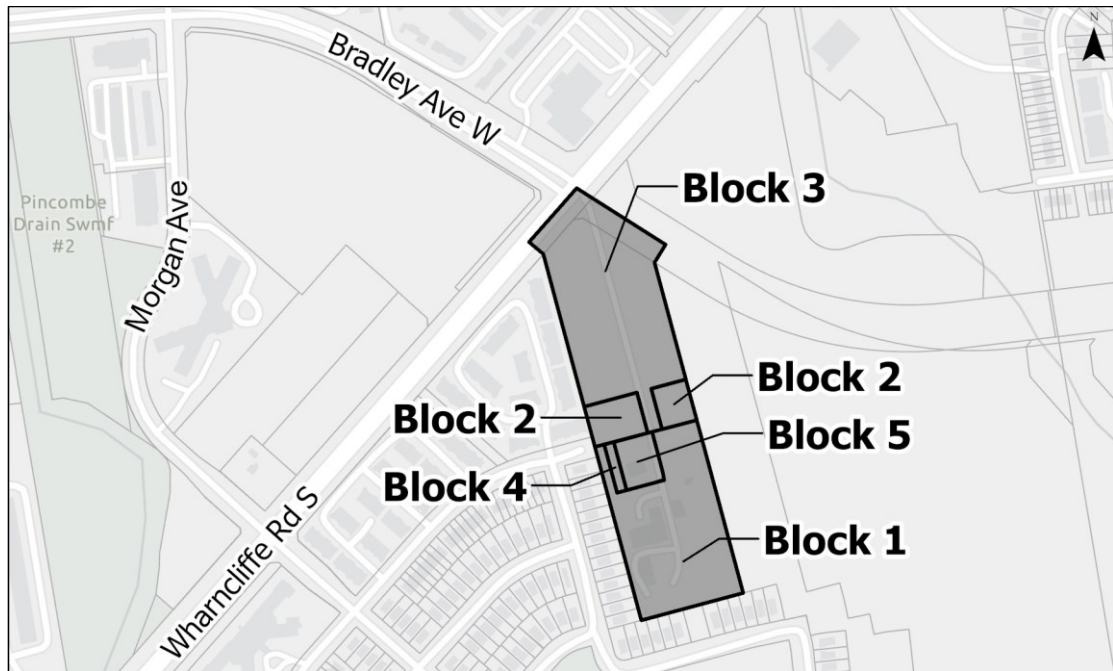
23.9 SITE SPECIFIC PROVISION 9

The regulations contained in this section apply to the following Location:

Location	1350 Wharncliffe Road South
Source	File Number: Z-9611
Parent Zone(s)	NR3

23.9.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum rear yard: 6.0m
- b) Garages shall not project beyond the façade of the dwelling or the façade of any porch, and shall not occupy more than 50 percent of the lot frontage

23.9.2 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum rear yard: 6.0m
- b) Minimum lot frontage: 6.7m
- c) Maximum lot coverage: 50%
- d) Maximum height: 12.0m

- e) Garages shall not project beyond the façade of the dwellings or the façade of any porch, and shall not occupy more than 50 percent of the lot frontage

23.9.3 Additional Permitted Uses for Block 3

The following additional uses are permitted:

- a) Stacked townhouse
- b) Apartment

23.9.4 Prohibited Uses for Block 3

The following uses are prohibited:

- a) Detached houses

23.9.5 Site Specific Regulations for Block 3

The following site specific regulations apply:

- a) Minimum front and exterior side yard: 1.5m
- b) Minimum density: 30 units per hectare
- c) Maximum density: 75 units per hectare

23.9.6 Site Specific Regulations for Block 4

The following site specific regulations apply:

- a) Minimum front yard: 8.75m
- b) Minimum rear yard: 6.0m
- c) Garages shall not project beyond the façade of the dwellings or any porch and shall not occupy more than 50% of lot frontage.

23.9.7 Site Specific Regulations for Block 5

The following site specific regulations apply:

- a) Minimum front yard: 8.75m
- b) Minimum rear yard: 4.5m
- c) Garages shall not project beyond the façade of the dwellings or any porch and shall not occupy more than 50% of lot frontage.

23.10 SITE SPECIFIC PROVISION 10

The regulations contained in this section apply to the following Location:

Location	338 Boler Road
Source	File Number: Z-9510
Parent Zone(s)	NM3

23.10.1 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum front yard: 1.5m

23.10.2 Parking Regulations

The following parking regulations apply:

- a) Minimum rear and interior parking area setback: 1.5m

23.11 SITE SPECIFIC PROVISION 11

The regulations contained in this section apply to the following Location:

Location	470 Colborne Street
Source	File Number: OZ-8948
Parent Zone(s)	NM3

23.11.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Dwelling units within the existing building
- b) Commercial school in the existing building together with at least 1 dwelling unit
- c) Day care centre in the existing building together with at least 1 dwelling unit
- d) Offices in the existing building together with at least 1 dwelling unit
- e) Private school in the existing building together with at least 1 dwelling unit

23.11.2 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum number of dwelling units within the existing building: 8
- b) Minimum lot area per dwelling unit within the existing building: 140m² square metres
- c) Minimum front yard for the main building: as existing on the date of passing of Z.-1 Zoning By-law Amendment OZ-8948
- d) Minimum front yard for any enclosed porch: as existing on the date of passing of Z.-1 Zoning By-law Amendment OZ-8948
- e) Minimum north interior side yard: as existing on the date of passing of Zoning By-law Amendment OZ-8948
- f) Minimum landscaped open space: 23%

23.11.3 Parking Regulations

The following parking regulations apply:

- a) Maximum parking area coverage: 45%
- b) Maximum number of parking spaces for all permitted uses: 11

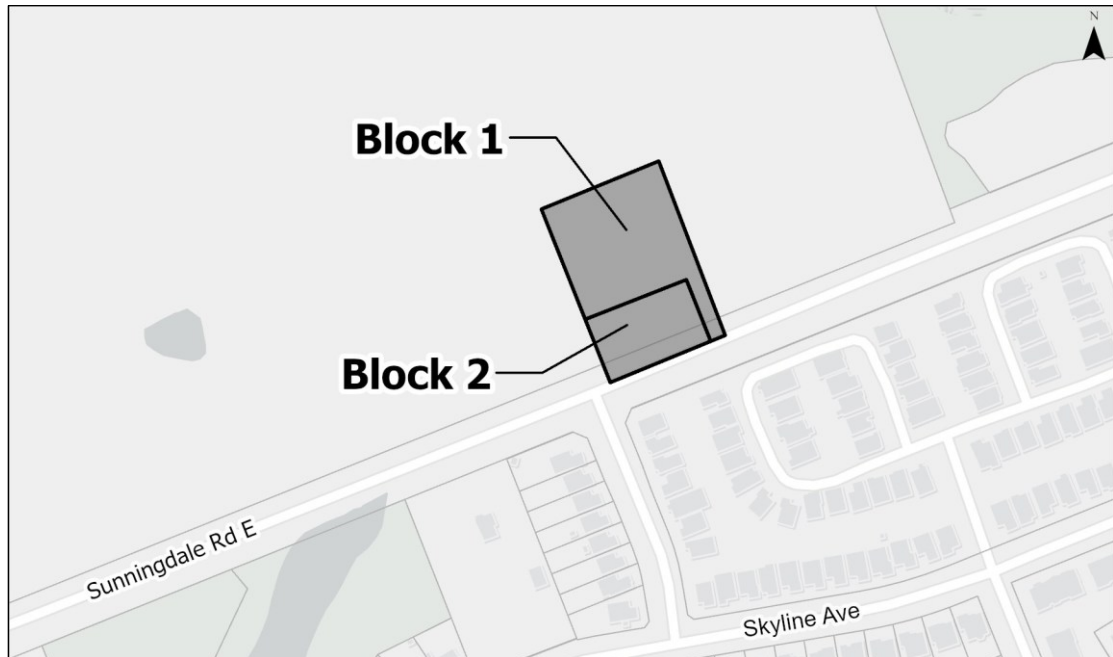
23.12 SITE SPECIFIC PROVISION 12

The regulations contained in this section apply to the following Location:

Location	348 Sunningdale Road East
Source	File Number: Z-8924 and Z-9011
Parent Zone(s)	Block 1: NR6 Block 2: GS5

23.12.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.12.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum lot frontage: 11.0m
- b) Minimum interior side yard along the east lot line: 3.2m
- c) Minimum interior side yard along the south lot line: 5.0m
- d) Minimum interior side yard along the west lot line: 3.0m
- e) Minimum rear yard: 7.5m
- f) Minimum landscaped open space: 35%
- g) Maximum lot coverage: 33.5%

23.12.3 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum lot area: 1,500m²

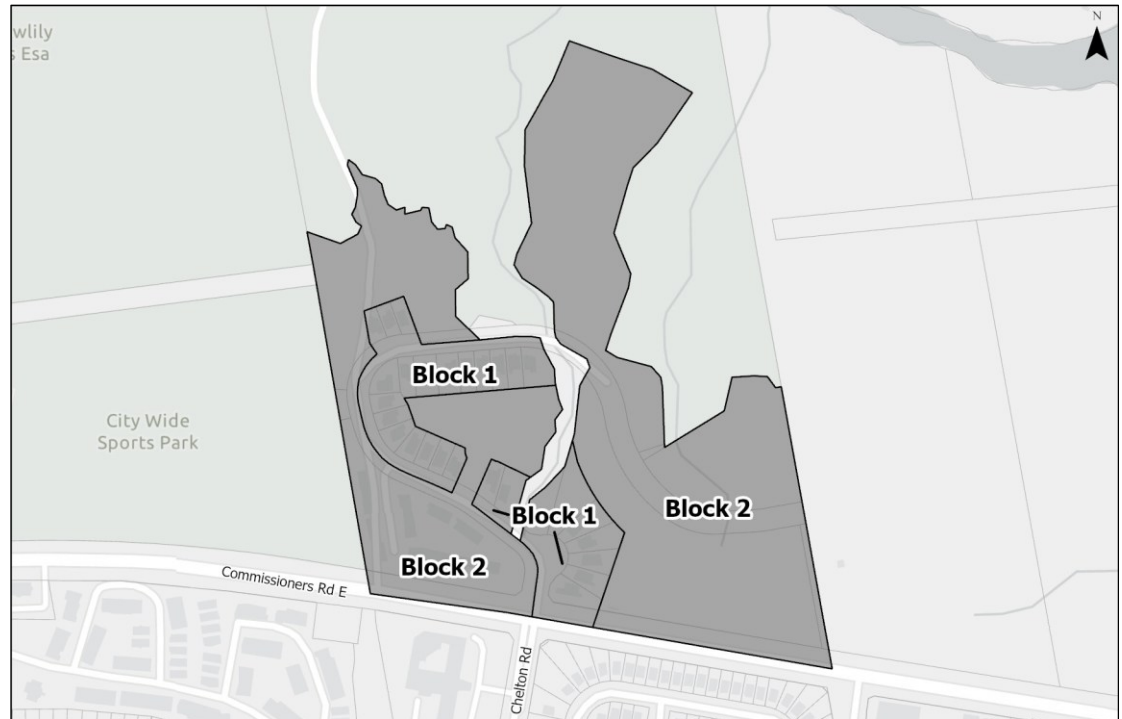
23.13 SITE SPECIFIC PROVISION 13

The regulations contained in this section apply to the following Location:

Location	1013-1346 Meadowlark Ridge
Source	File Number: Z-9436

23.13.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.13.2

Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum setback from the GS5 Zone: 10.0m

23.13.3 Additional Permitted Uses for Block 2

The following additional uses are permitted:

- a) Cluster housing
- b) Stacked townhouse
- c) Apartments

23.13.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum lot frontage: 22.0m
- b) Minimum setback from the GS5 Zone: 10.0m

23.14 SITE SPECIFIC PROVISION 14

The regulations contained in this section apply to the following Location:

Location	2096 Wonderland Road North
Source	File Number: Z-9010
Parent Zone(s)	NR4

23.14.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 0.0m
- b) Minimum rear yard: 3.8m

23.15 SITE SPECIFIC PROVISION 15

The regulations contained in this section apply to the following Location:

Location	1955 Jim Hebb Way
Source	File Number: Z-9382
Parent Zone(s)	NR6

23.15.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard along Henrica Avenue: 4.8m
- b) Minimum exterior side yard along Jim Hebb Way: 4.5m
- c) Maximum yard encroachments: 2.6m
- d) Minimum rear yard with windows along Dyer Drive: 4.5m
- e) Maximum density: 75 units per hectare

23.16 SITE SPECIFIC PROVISION 16

The regulations contained in this section apply to the following Location:

Location	1146-1156 Byron Baseline Rd
Source	File Number: Z-9172
Parent Zone(s)	NR6

23.16.1 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum height for a lot depth of 35 metres: 12.0m
- b) Maximum height for a lot depth greater than 35 metres: 8.0m

23.16.2 Parking Regulations

The following parking regulations apply:

- a) Minimum parking area setback from the ultimate road allowance: 7.5m

23.17 SITE SPECIFIC PROVISION 17

The regulations contained in this section apply to the following Location:

Location	584 Commissioners Road West
Source	File Number: Z-9357
Parent Zone(s)	NR6

23.17.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 1.5m
- c) Maximum front yard: 3.0m
- d) Minimum west interior side yard for buildings oriented to and fronting Commissioners Road West: 3.4m

23.18 SITE SPECIFIC PROVISION 18

The regulations contained in this section apply to the following Location:

Location	4270 Lismer Lane
Source	File Number: Z-9404
Parent Zone(s)	NR6

23.18.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 20.2m
- b) Minimum rear yard for lots adjacent to arterials: 4.5m

- c) Maximum rear yard for lots adjacent to arterials: 6.0m
- d) Minimum interior side yard: 4.5m
- e) Minimum front yard along a local street for the main building and garage: 3.5m

23.19 SITE SPECIFIC PROVISION 19

The regulations contained in this section apply to the following Location:

Location	574 Southdale Road East
Source	File Number: Z-9481
Parent Zone(s)	NR6

23.19.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front and exterior side yard: 1.5m
- b) Maximum front and exterior side yard for the building nearest to the lot line shared with the street, where more than 1 building is developed on a lot: 4.5m
- c) Minimum interior side yard for the first 30 metres of lot depth:
 - i. Where the end wall of a unit contains no windows to habitable rooms: 1.8m
 - ii. Where the end wall of a unit contains windows to habitable rooms: 6.0m
- d) Minimum interior side yard for the remainder of the lot depth:
 - i. Where the end wall of a unit contains no windows to habitable rooms: 3.0m; or
 - ii. On the west side: 5.4m; and
 - iii. On the east side, where the end wall of a unit contains windows to habitable rooms: 3.0m
- e) Minimum rear yard: 1.0m per 1.0m of main building height, and shall be not less than 6.0m

23.20 SITE SPECIFIC PROVISION 20

The regulations contained in this section apply to the following Location:

Location	870-922 Medway Park Drive
Source	File Number: Z-9533
Parent Zone(s)	NR6, NR1

23.20.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 1.5m
- b) Maximum front yard: 10.0m
- c) Minimum rear yard: 5.0m
- d) Minimum west interior side yard: 6.0m
- e) Minimum east interior side yard: 5.0m
- f) Minimum rear yard for a second storey deck: 2.5m
- g) Minimum east interior side yard for a second storey deck: 2.5m
- h) Minimum west interior side yard for a second storey deck: 3.5m

23.21 SITE SPECIFIC PROVISION 21

The regulations contained in this section apply to the following Location:

Location	1236 Southdale Road East
Source	File Number: Z-9634
Parent Zone(s)	NR6

23.21.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 1.5m
- b) Maximum front yard encroachment: 0.4m
- c) Minimum interior side yard: 2.0m
- d) Minimum rear yard: 3.0m
- e) Maximum height: 14.0m
- f) Maximum density: 67 units per hectare

23.22 SITE SPECIFIC PROVISION 22

The regulations contained in this section apply to the following Location:

Location	307 Sunningdale Road East
Source	File Number: Z-9498
Parent Zone(s)	NR6

23.22.1 Site Specific Regulations

The following site specific regulations apply:

- a) For the purpose of this section, the front lot line shall be interpreted as Skyline Avenue.
- b) Maximum density: 25 units per hectare
- c) Minimum main building setback from the existing Imperial Oil pipeline: 20.0m
- d) Minimum east interior side yard setback:
 - i. Within the first 17.8m of lot depth: 6.0m
 - ii. Between 17.8m and 30.6m of lot depth: 9.7m
 - iii. Between 30.6m and 50.2m of lot depth: 10.0m
 - iv. Beyond 50.2m of lot depth: 11.1m
- e) Minimum west interior side yard setback:
 - i. Within the first 16.8m of lot depth: 9.5m
 - ii. Between 16.8m and 28.6m of lot depth: 7.0m
 - iii. Between 28.6m and 42.4m of lot depth: 9.0m
 - iv. Beyond 42.4m of lot depth: 7.6m
- f) No part of any required interior side yard shall be used for any purpose other than landscaped open space, excluding swimming pools. Decks or patios may be permitted.
- g) Minimum north exterior side yard: 8.0m
- h) Maximum north exterior side yard: 11.0m

23.22.2 Parking Regulations

The following parking regulations apply:

- a) Minimum parking area setback along the north lot line: 11.2m

23.23 SITE SPECIFIC PROVISION 23

The regulations contained in this section apply to the following Location:

Location	1806 Avalon Street
Source	File Number: Z-8283
Parent Zone(s)	NR6

23.23.1 Prohibited Uses

The following uses are prohibited:

- a) Apartments
- b) 4-unit dwellings
- c) Stacked townhouses

23.23.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum east interior side yard: 6.0m
- b) Minimum west interior side and rear yard: 3.0m
- c) Minimum south interior side yard: 2.5m
- d) Minimum north interior side yard: 30.0m
- e) Maximum height: 9.0m
- f) For existing buildings:
 - i. Minimum front yard: as existing
 - ii. Minimum interior side yard: as existing

23.24 SITE SPECIFIC PROVISION 24

The regulations contained in this section apply to the following Location:

Location	459 Hale Street
Source	File Number: 39CD-18503, Z-25026, and Z-8886
Parent Zone(s)	NR6

23.24.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 8.0m
- b) Minimum interior side yard: 5.0m

23.25 SITE SPECIFIC PROVISION 25

The regulations contained in this section apply to the following Location:

Location	442 Third Street
Source	File Number: Z-9158
Parent Zone(s)	NR2

23.25.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 3.5m
- b) Minimum north interior side yard when the end wall of a unit contains no windows to habitable rooms: 3.0m
- c) Maximum height: 10.5m
- d) Maximum number of dwelling units per block: 10

23.26 SITE SPECIFIC PROVISION 26

The regulations contained in this section apply to the following Location:

Location	1494 Commissioners Road West
Source	File Number: Z-9689
Parent Zone(s)	NR2

23.26.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum west interior side yard where the westerly wall facing the west interior side yard contains no windows to habitable rooms: 2.5m
- b) Minimum east interior side and rear yard: 0.3m
- c) Maximum lot coverage: 46.2%
- d) Maximum height: 13.5m
- e) Maximum west interior side yard building height: 2 storeys
- f) West interior side yard building stepback for the third storey: 2.0m

23.27 SITE SPECIFIC PROVISION 27

The regulations contained in this section apply to the following Location:

Location	770 Base Line Road East
Source	File Number: Z-25157
Parent Zone(s)	NM3

23.27.1 Site Specific Regulations

The following site specific regulations apply:

- a) Non-residential uses shall only be permitted on the first storey.
- b) Minimum lot frontage: 29.0m
- c) Minimum front yard: 3.0m
- d) Minimum east interior side yard: 1.5m

23.28 SITE SPECIFIC PROVISION 28

The regulations contained in this section apply to the following Location:

Location	260 Sarnia Road
Source	File Number: Z-9246
Parent Zone(s)	NR3

23.28.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 1.0m

23.29 SITE SPECIFIC PROVISION 29

The regulations contained in this section apply to the following Location:

Location	1408 Ernest Avenue
Source	File Number: Z-9385
Parent Zone(s)	NR2

23.29.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum east interior side yard: 4.0m

23.30 SITE SPECIFIC PROVISION 30

The regulations contained in this section apply to the following Location:

Location	475 Grey Street
Source	File Number: OZ-9406
Parent Zone(s)	NR6

23.30.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 3.2m
- b) Minimum rear yard: 3.3m
- c) Minimum exterior side yard: 3.3m

23.30.2 Parking Regulations

The following parking regulations apply:

- a) Minimum parking spaces: 34 spaces or 0.9 spaces per unit

23.31 SITE SPECIFIC PROVISION 31

The regulations contained in this section apply to the following Location:

Location	551-555 Waterloo Street
Source	File Number: Z-9372
Parent Zone(s)	NR2

23.31.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 3.2m
- b) Minimum north interior side yard: 0.4m
- c) Minimum south interior side yard: 4.0m
- d) Maximum gross floor area: 1,600m²
- e) Maximum height: 10.0m
- f) In addition to the other home occupation provisions of this by-law, home occupations may be permitted within dwelling units in apartment buildings

and restricted to the ground floor, occupying no more than 25% of the total floor area of the dwelling unit, up to a maximum of 35m², whichever is less.

23.32 SITE SPECIFIC PROVISION 32

The regulations contained in this section apply to the following Location:

Location	366 Hill Street
Source	File Number: Z-9511
Parent Zone(s)	NR6

23.32.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 1.0m
- b) Maximum front yard: 3.0m
- c) Minimum east interior side yard for a development of 3 storeys or less: 2.0m
- d) Minimum east interior side yard for a development above 3 storeys: 1.2m per 3.0m of main building height or fraction thereof above 3m, but in no case less than 4.5m
- e) Minimum landscaped open space: 29%
- f) Maximum height: 4 storeys or 13.0m, whichever is less

23.33 SITE SPECIFIC PROVISION 33

The regulations contained in this section apply to the following Location:

Location	1901 Jalna Boulevard
Source	File Number: Z-9633
Parent Zone(s)	NM1

23.33.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Cluster housing
- b) Street townhouse

23.33.2 Site Specific Regulations

The following site specific regulations apply:

- a) Jalna Boulevard to the west shall be considered the front lot line.
- b) Minimum north and south exterior side yard: 2.0m
- c) Maximum height for an apartment building: 22.0m
- d) Maximum driveway width: 4.6m

23.33.3 Parking Regulations

The following parking regulations apply:

- a) Notwithstanding any provisions to the contrary, parking may be permitted in the south exterior yard along Jalna Boulevard.

23.34 SITE SPECIFIC PROVISION 34

The regulations contained in this section apply to the following Location:

Location	735 Southdale Road West
Source	File Number: OZ-9567
Parent Zone(s)	NR1, GS5

23.34.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 1.0m
- b) Minimum rear yard abutting a Neighbourhood Residential or Future Growth Zone: 20.0m
- c) Minimum rear yard abutting a Green Space Zone: 0.0m, with a 30.0m buffer from the existing wetland feature
- d) Minimum interior side yard: 10.0m
- e) Minimum lot coverage: 27%
- f) Maximum height: 12 storeys or 38.0m, whichever is less
- g) Maximum density: 231 units per hectare

23.35 SITE SPECIFIC PROVISION 35

The regulations contained in this section apply to the following Location:

Location	1515 Trossacks Avenue
Source	File Number: Z-9632
Parent Zone(s)	NM1

23.35.1 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum height: 21.0m
- b) Maximum density: 269 units per hectare
- c) Minimum setback to the sight triangle: 0.4m
- d) Minimum exterior side yard setback to Fanshawe Park Road West: 2.0m
- e) Minimum exterior side yard setback to Fanshawe Park Road West: 2.0m
- f) Minimum exterior side yard setback to Fanshawe Park Road West where height is between 3 to 6 storeys: 4.4m
- g) Minimum exterior side yard patio setback: 0.0m
- h) Minimum front yard to Trossacks Avenue: 2.2m
- i) Minimum rear yard where height is between 1 to 2 storeys: 5.9m
- j) Minimum rear yard where height is between 3 to 6 storeys: 8.3m

23.36 SITE SPECIFIC PROVISION 36

The regulations contained in this section apply to the following Location:

Location	1047-1055 Dearness Drive
Source	File Number: Z-9289
Parent Zone(s)	NM2

23.36.1 Site Specific Regulations

The following site specific regulations apply:

- a) Bradley Avenue shall be deemed to be the front lot line.
- b) Minimum interior side yard: 3.0m
- c) Minimum rear yard: 15.0m
- d) Minimum tower setback from westerly property line above the 8th storey: 12.5m
- e) Minimum tower stepback between 8.0 m and 21.0m facing public streets: 1.5m

- f) Maximum tower floor plate above the 8th storey: 850m²
- g) Maximum height: 46.0m
- h) Maximum density: 515 units per hectare

23.36.2 Parking Regulations

The following parking regulations apply:

- a) Minimum parking spaces: 0.5 parking spaces per unit

23.37 SITE SPECIFIC PROVISION 37

The regulations contained in this section apply to the following Location:

Location	488-492 Pond Mills Road
Source	File Number: Z-9625
Parent Zone(s)	NR2

23.37.1 Site Specific Regulations

The following site specific regulations apply:

- a) Pond Mills Road shall be deemed to be the front lot line.
- b) The main building entrance shall be oriented to Pond Mills Road.
- c) Minimum north interior side yard: 4.4m
- d) Maximum height: 15.0m
- e) Maximum balcony encroachment for apartment buildings: 1.5m projection into the required yard, provided the projection is no closer than 2.5m to the front lot line

23.38 SITE SPECIFIC PROVISION 38

The regulations contained in this section apply to the following Location:

Location	1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue
Source	File Number: OZ-9596
Parent Zone(s)	NR2

23.38.1 Site Specific Regulations

The following site specific regulations apply:

- a) Huron Street shall be deemed to be the front lot line
- b) Minimum lot area: 6,800m²
- c) Minimum front and exterior side yard: 1.0m
- d) Maximum front and exterior side yard: 6.0m
- e) Minimum front yard building setback above the 6th storey: 2.0m
- f) Minimum exterior side yard building setback above the 6th storey: 1.5m
- g) Minimum setback to the sight triangle: 0.0m
- h) Minimum rear yard: 1.0m per 1.0m of main building height or fraction thereof for all portions of the main building above 3.0m in height, but in no case less than 7.5m
- i) Minimum interior side yard: 1.0m per 2.0m of main building height or fraction thereof, but in no case less than 4.5m
- j) Maximum density: 225 units per hectare

23.39 SITE SPECIFIC PROVISION 39

The regulations contained in this section apply to the following Location:

Location	1364 Hyde Park Road
Source	File Number: OZ-9635
Parent Zone(s)	NR2

23.39.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Cluster housing

23.39.2 Site Specific Regulations

The following site specific regulations apply:

- a) Notwithstanding any provisions of the by-law to the contrary, the zoning regulations shall be applied to the limits of the subject lands, even in the event of further subdivision of these lands.
- b) Minimum front yard: 2.0m (except for portions that abut the GS1 Zone, in which case the required setback is 0.0m)
- c) Minimum north interior side yard when the end wall of a unit contains no windows to habitable rooms: 2.0m

- d) Minimum north interior side yard when the wall of a unit contains windows to habitable rooms: 6.0m
- e) Minimum south interior side yard: 2.0m (except for portions that abut the GS1 Zone, in which case the required setback is 0.0m)
- f) Minimum rear yard: 2.0m
- g) Maximum height:
 - i. Within 55.0 m of south zone boundary: 24.0m
 - ii. Within 40.0 m of Hyde Park Road, beyond 55.0 m of the south zone boundary: 21.0m
 - iii. Remaining lands within the zone: 12.0m

23.39.3 Parking Regulations

The following parking regulations apply:

- a) Minimum parking: 0.3 parking spaces per apartment unit

23.40 SITE SPECIFIC PROVISION 40

The regulations contained in this section apply to the following Location:

Location	978 Gainsborough Road
Source	File Number: Z-9247
Parent Zone(s)	NR1

23.40.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 0.0m
- b) Minimum rear yard: 17.5m
- c) Minimum west interior side yard: 18.0m
- d) Minimum east interior side yard: 12.0m
- e) Minimum north interior side yard: 20.0m
- f) Maximum height: 60.0m
- g) Maximum density: 370 units per hectare
- h) Maximum lot coverage: 38%
- i) Yard encroachment for balconies: 3.0m projection, provided the projection is no closer than 3.0m to the lot line

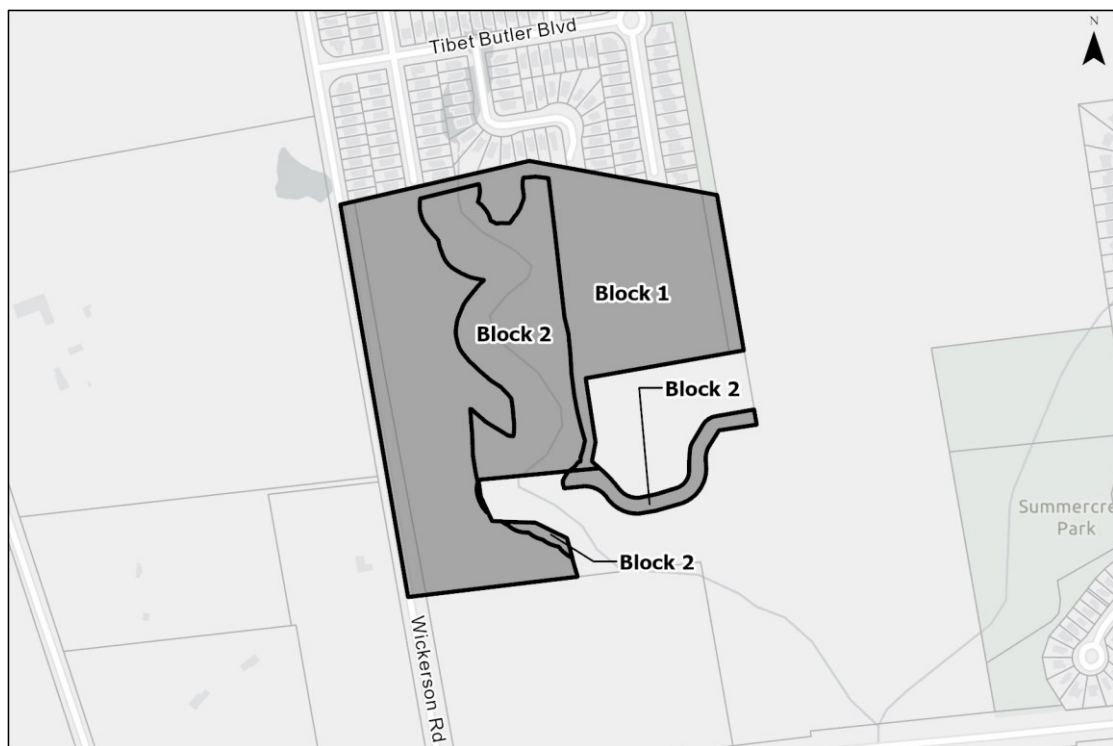
23.41 SITE SPECIFIC PROVISION 41

The regulations contained in this section apply to the following Location:

Location	2426 Wickerson Road
Source	File Number: OZ-8783
Parent Zone(s)	Block 1: FL2 Block 2: GS6

23.41.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.41.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum lot area: 9.1ha

23.41.3 Additional Permitted Uses for Block 2

The following additional uses are permitted:

- a) Passive Recreation Use

23.41.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum lot area and lot frontage requirements shall not apply.

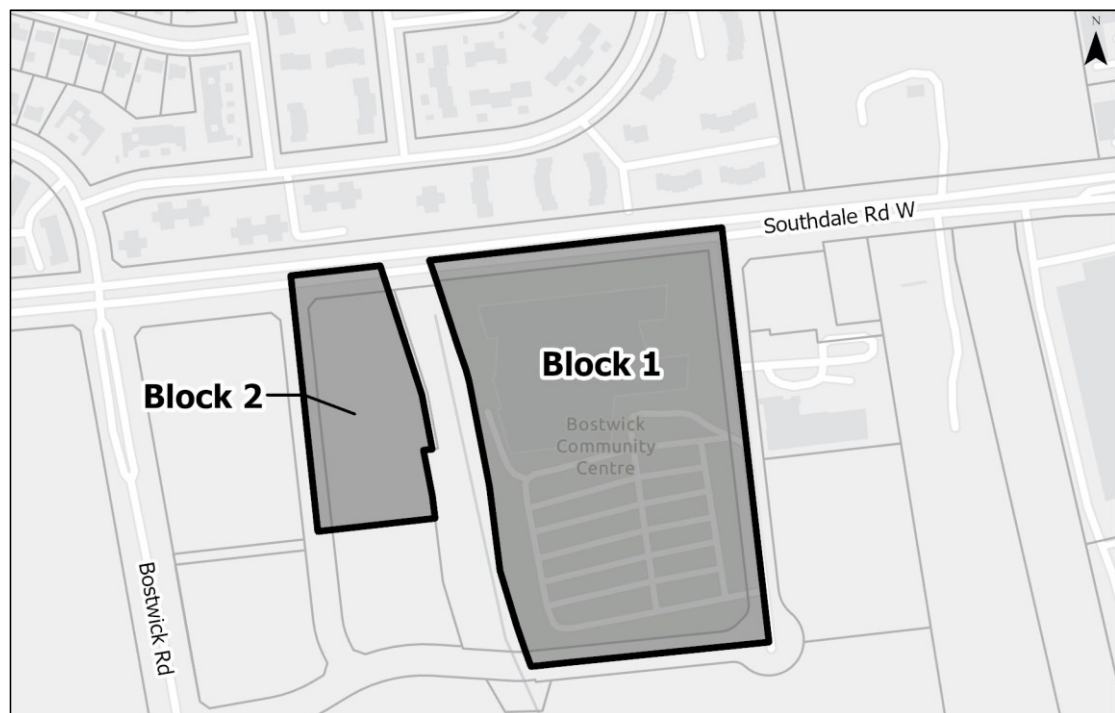
23.42 SITE SPECIFIC PROVISION 42

The regulations contained in this section apply to the following Location:

Location	3080 Bostwick Road
Source	File Number: Z-8931 and Z-8942
Parent Zone(s)	Block 1: INST3 Block 2: NR1

23.42.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.42.2 Additional Permitted Uses for Block 1

The following additional uses are permitted:

- a) Recreation Facility
- b) Place of Worship

23.42.3 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum open space: 25%
- b) Maximum height: 15.0m

23.42.4 Additional Permitted Uses for Block 2

The following additional uses are permitted:

- a) Townhouse

23.42.5 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Maximum height: 55.0m
- b) Minimum exterior side yard: 6.0m
- c) Minimum rear yard: 15.0m
- d) Minimum interior side yard: 2.5m
- e) Maximum lot coverage: 40%
- f) Minimum landscaped open space: 30%
- g) Maximum density: 150 units per hectare

23.43 SITE SPECIFIC PROVISION 43

The regulations contained in this section apply to the following Location:

Location	1470-1474 Highbury Avenue North
Source	File Number: Z-9194
Parent Zone(s)	INST3

23.43.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum main building setback from existing imperial oil pipeline easement: 20.0m

23.44 SITE SPECIFIC PROVISION 44

The regulations contained in this section apply to the following Location:

Location	945 Bluegrass Drive
Source	File Number: Z-9020
Parent Zone(s)	NR2

23.44.1 Prohibited Uses

The following uses are prohibited:

- a) Emergency Care Establishment

23.44.2 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum density: 46 units per hectare
- b) Minimum setback to rail: 30.0m

23.44.3 Parking Regulations

The following parking regulations apply:

- a) Minimum parking: 66 parking spaces or 0.825 parking spaces per unit, whichever is greater.

23.45 SITE SPECIFIC PROVISION 45

The regulations contained in this section apply to the following Location:

Location	99 Southdale Road West
Source	File Number: Z-9162
Parent Zone(s)	NR2

23.45.1 Site Specific Regulations

The following site specific regulations apply:

- a) The density, lot area, lot coverage, and landscaped open space calculations shall be based on a lot area which includes the lands in the abutting GS5 Zone.
- b) Maximum density: 100 units per hectare
- c) Maximum height: 29.5m
- d) Minimum front yard: 6.0m
- e) Minimum west side yard: 6.5m

- f) Minimum east side yard: 12.0m
- g) Minimum rear yard: 6.0m
- h) Minimum landscaped open space: 30%

23.46 SITE SPECIFIC PROVISION 46

The regulations contained in this section apply to the following Location:

Location	2701 Hyde Park Road
Source	File Number: Z-9152
Parent Zone(s)	FL3

23.46.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Kennel

23.46.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot area: 1.1ha
- b) Minimum lot frontage: 71.0m
- c) Minimum interior side yard: 5.0m
- d) Maximum residential building height: 12.0m

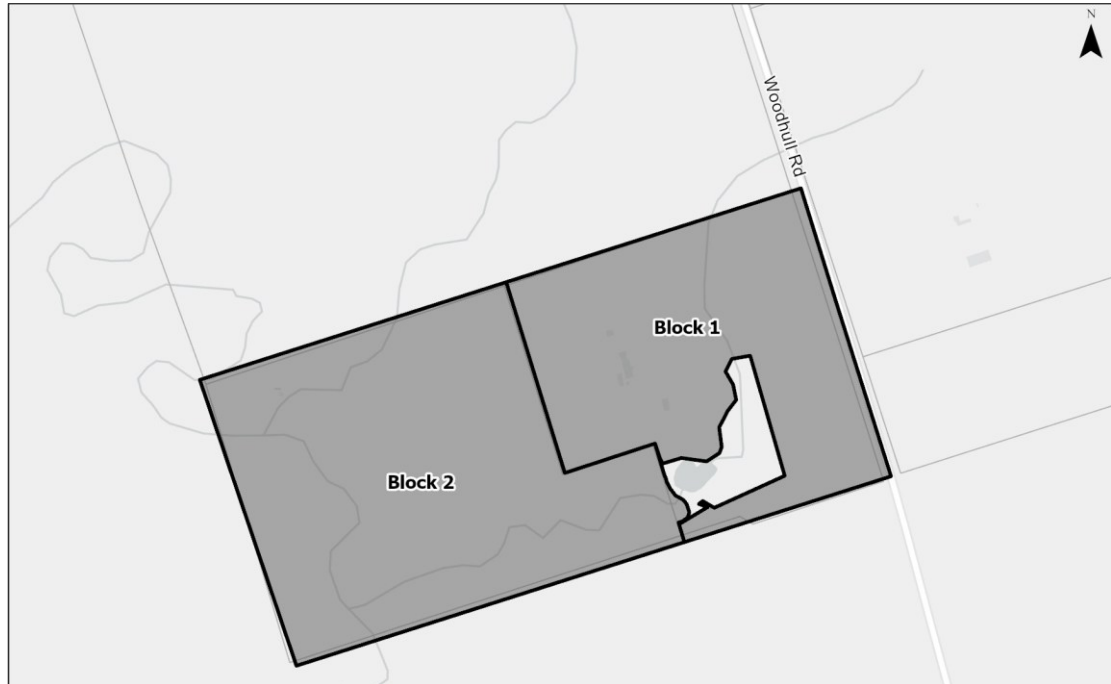
23.47 SITE SPECIFIC PROVISION 47

The regulations contained in this section apply to the following Location:

Location	3207 Woodhull Road
Source	File Number: Z-9430
Parent Zone(s)	Block 1: FL1 Block 2: GS6

23.47.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.47.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum lot area: 10.0ha
- b) Minimum yard depth for all buildings and structures adjacent to any Green Space Zone located within the City of London: 30.0m

23.47.3 Additional Permitted Uses

The following additional uses are permitted:

- a) Managed Woodlots

23.47.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum lot frontage requirements shall not apply.
- b) Notwithstanding the regulations of Section 3.8 (Minimum Distance Separation), the Minimum Distance Separation setback to lands zoned GS6 shall be 60.0 metres.

23.48 SITE SPECIFIC PROVISION 48

The regulations contained in this section apply to the following Location:

Location	955 Commissioners Road
Source	File Number: Z-9572
Parent Zone(s)	FL2

23.48.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage:
- b) For the main building:
 - i. Minimum south interior side yard: 0.0m
 - ii. Minimum west interior side yard: 3.0m
 - iii. Maximum height: 48.0m
- c) For the parking structure:
 - i. Minimum north and south interior side yard: 0.0m
 - ii. Minimum north and south interior side yard: 3.5m
 - iii. Maximum lot coverage: 28%
- d) Maximum total lot coverage: 50%
- e) Maximum density: 270 units per hectare

23.49 SITE SPECIFIC PROVISION 49

The regulations contained in this section apply to the following Location:

Location	764, 772 & 774 Crumlin Sideroad
Source	File Number: OZ-9642
Parent Zone(s)	RN1

23.49.1 Only Permitted Uses

The following uses are the only uses permitted:

- a) Detached House
- b) Semi-detached House
- c) Multiplex
- d) Additional Residential Unit
- e) Group Home

23.49.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot area: 0.4ha

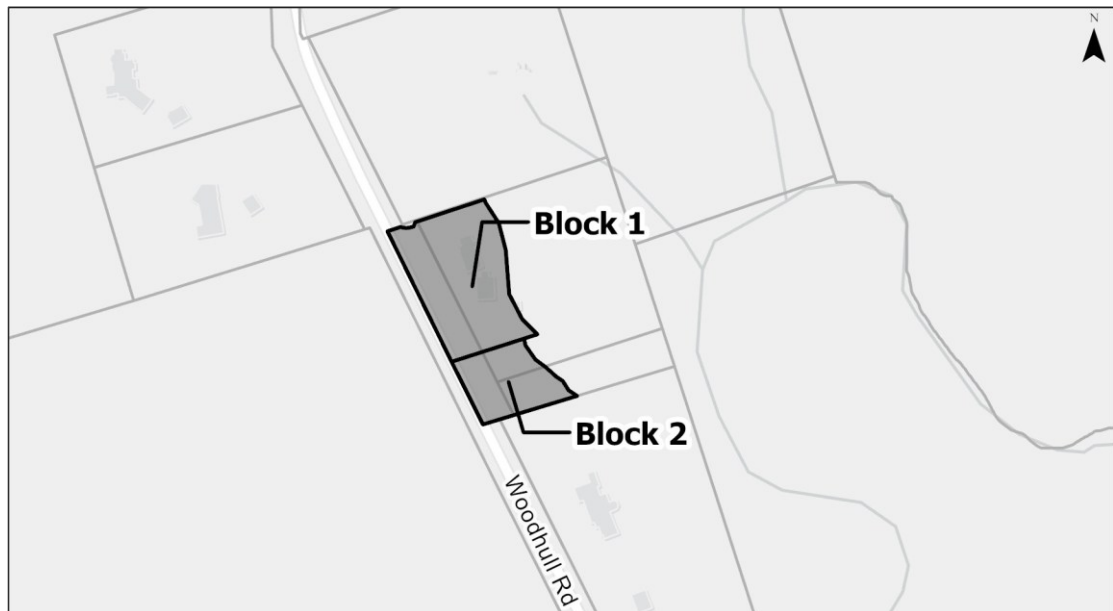
23.50 SITE SPECIFIC PROVISION 50

The regulations contained in this section apply to the following Location:

Location	2598 and 2624 Woodhull Road
Source	File Number: Z-9673 Zoning By-law Z.-1 Amendment Z.-1-253342 Ontario Land Tribunal Case Number: OLT-24-000228
Parent Zone(s)	FL1

23.50.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum lot frontage: 81.6m
- b) Minimum lot area: 0.34ha
- c) Minimum south interior side yard: 27.4m

23.50.2 Additional Permitted Uses for Block 2

The following additional uses are permitted:

- a) Detached house

23.50.3 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum lot frontage: 38.0m
- b) Minimum lot area: 0.18ha
- c) Minimum front yard: 6.0m
- d) Minimum interior side yard: 3.0m
- e) Minimum rear yard: 1.0m
- f) Maximum lot coverage: 24%

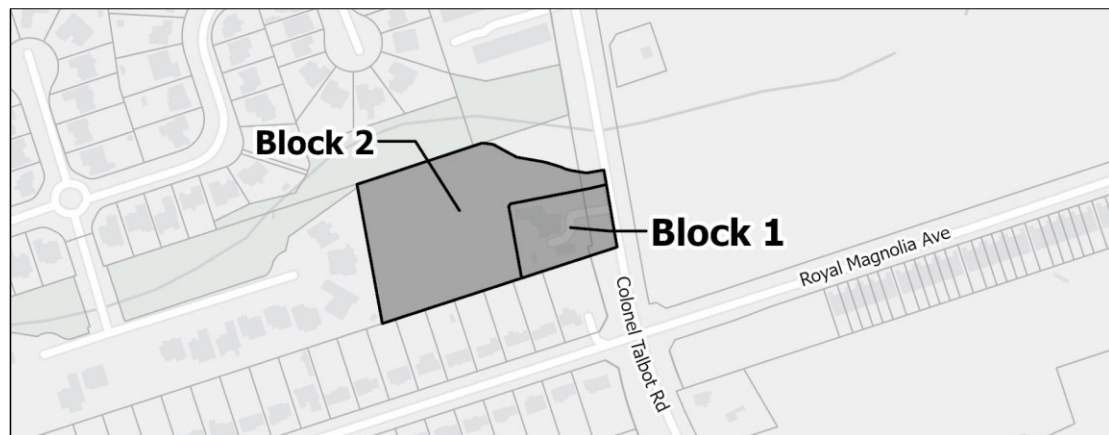
23.51 SITE SPECIFIC PROVISION 51

The regulations contained in this section apply to the following Location:

Location	3637 and 3625 Colonel Talbot Road
Source	File Number: Z-9664
Parent Zone(s)	NR6

23.51.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.51.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum rear yard: 2.4m
- b) Maximum lot coverage: 28.5%
- c) Minimum front yard garage depth: 4.5m
- d) Notwithstanding any provisions to the contrary, accessory buildings in the form of detached garages, shall be permitted within the front yard.
- e) Garage doors shall not face Colonel Talbot Road.

23.51.3 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Maximum lot coverage: 32%
- b) Minimum lot frontage: 10.0m

23.52 SITE SPECIFIC PROVISION 52

The regulations contained in this section apply to the following Location:

Location	900 Jalna Boulevard
Source	File Number: Z-9697
Parent Zone(s)	NM4

23.52.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 3.0m
- b) Minimum rear yard: 1.0m
- c) Maximum rear yard: 3.0m
- d) Maximum density: 100 units per hectare
- e) The main building entrance for units fronting Southdale Road East shall be oriented to the street.

23.53 SITE SPECIFIC PROVISION 53

The regulations contained in this section apply to the following Location:

Location	6097 Colonel Talbot Road
Source	File Number: Z-9698
Parent Zone(s)	FL1

23.53.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 15.0m
- b) Minimum lot area: 15.0ha
- c) Buildings for heavy equipment/agricultural machinery dealerships shall be located at least 202 metres away from the abutting livestock facility.

23.54 SITE SPECIFIC PROVISION 54

The regulations contained in this section apply to the following Location:

Location	192-196 Central Avenue
Source	File Number: Z-9695
Parent Zone(s)	NR1

23.54.1 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum height: 47.8m
- b) Maximum density: 678 units per hectare
- c) Minimum front yard: 1.5m
- d) Minimum east interior side yard: 3.1m
- e) Minimum west interior side yard:
 - i. To the main building: 12.4m
 - ii. To the raised amenity space: 1.5m
- f) Minimum rear yard: 3.4m
- g) Minimum landscaped open space: 14.7%
- h) Maximum lot coverage: 70.5%
- i) Minimum building step back after the first 3-storeys in height on the portion of the building fronting Central Avenue, and for the rear portion of the building: 1.7m
- j) Maximum gross floor area for the tower portion: 875m²

23.54.2 Parking Regulations

The following parking regulations apply:

- a) Minimum long-term bicycle parking rate: 0.8 spaces per unit

23.55 SITE SPECIFIC PROVISION 55

The regulations contained in this section apply to the following Location:

Location	6555-6595 Royal Magnolia Avenue
Source	File Number: OZ-9702
Parent Zone(s)	NR4

23.55.1 Additional Permitted Uses

The following additional uses are permitted only on the ground floor:

- a) Artisan workshop
- b) Day care centres
- c) Home occupation
- d) Personal service
- e) Restaurant
- f) Retail store
- g) Instructional studio

23.55.2 Prohibited Uses

The following uses are prohibited:

- a) Drive-through facilities

23.55.3 Site Specific Regulations

The following site specific regulations apply:

- a) Royal Magnolia Avenue shall be the front lot line.
- b) Minimum front and exterior side yard: 3.0m
- c) Maximum exterior side yard: 9.0m
- d) Minimum rear yard: 19.0m
- e) Maximum density: 165 units per hectare
- f) Maximum height: 24.0m
- g) Maximum ground floor height: 4.0m
- h) Maximum ground floor commercial space: 200m²

23.55.4 Parking Regulations

The following parking regulations apply:

- a) Parking and drive aisles shall not be permitted in the front and exterior side yards.

23.56 SITE SPECIFIC PROVISION 56

The regulations contained in this section apply to the following Location:

Location	1944 Bradley Avenue
Source	File Number: Z-9724
Parent Zone(s)	NR6

23.56.1 Prohibited Uses

The following uses are prohibited:

- a) Multiplex
- b) Street townhouse
- c) Back-to-back townhouse
- d) Stacked townhouse
- e) Apartment building

23.56.2 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum density: 50 units per hectare

23.57 SITE SPECIFIC PROVISION 57

The regulations contained in this section apply to the following Location:

Location	928 and 934 Oxford Street West
Source	File Numbers: Z-9733 and Z-25044
Parent Zone(s)	NR2

23.57.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Cluster housing

23.57.2 Site Specific Regulations

The following site specific regulations apply:

- a) For apartment buildings and stacked townhouses:
 - i. Minimum west interior side yard when the building wall contains no windows to bedrooms: 2.4m
 - ii. Minimum west interior side yard when the building wall contains windows to bedrooms: 6.0m
 - iii. Minimum rear yard: 1.0m per 1.0m of main building height, but in no case less than 6.0m
 - iv. Minimum landscaped open space: 30%
 - v. Maximum density: 115 units per hectare
- b) For apartment buildings:
 - i. Minimum front yard: 1.5m
- c) For stacked townhouses:
 - i. Minimum front yard: 3.0m
 - ii. Maximum height: 13.0m

23.58 SITE SPECIFIC PROVISION 58

The regulations contained in this section apply to the following Location:

Location	539 and 543 Topping Lane
Source	File Number: OZ-9737
Parent Zone(s)	NR2

23.58.1 Site Specific Regulations

The following site specific regulations apply:

- a) The principal building entrance shall be oriented to face Topping Lane, or the corner of Topping Lane and Eaton Park Drive.
- b) Minimum lot area: 2,900m²
- c) Minimum front yard: 3.0m
- d) Minimum exterior side yard: 2.5m
- e) Minimum north interior side yard: 4.5m
- f) Minimum rear yard: 6.0m

- g) Maximum density: 190 units per hectare
- h) Maximum height: 16.0m
 - i. Any height limitations of this by-law shall not apply to the enclosed portion of the rooftop amenity area.
- i) Maximum lot coverage: 50%
- j) Minimum landscaped open space: 25%
- k) Any portion of the enclosed rooftop amenity area shall be subject to the following regulations:
 - i. The total floor area of the enclosed shall not exceed 10% of the floor area of the storey directly beneath.
 - ii. The enclosure shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath.
 - iii. The total vertical distance from the uppermost point of the building to the top of the enclosed shall not exceed 3.75 metres in height.

23.59 SITE SPECIFIC PROVISION 59

The regulations contained in this section apply to the following Location:

Location	757 Southdale Road East
Source	File Number: OZ-9742
Parent Zone(s)	NR4

23.59.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum exterior side yard: as existing from the ultimate road allowance
- b) Minimum interior side yard: 3.9m

23.59.2 Parking Regulations

The following parking regulations apply:

- a) Parking shall remain as existing on the day of the passing of the by-law.

23.60 SITE SPECIFIC PROVISION 60

The regulations contained in this section apply to the following Location:

Location	3975 Stewart Avenue
Source	File Number: Z-9754
Parent Zone(s)	NR2

23.60.1 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum number of units for Additional Needs Housing: 121
- b) Maximum number of beds for a Residential Care Home: 150
- c) Minimum front and exterior side yard:
 - i. To main building: 3.0m
 - ii. To sight triangle: 0.8m
- d) Minimum rear and interior side yard: 3.0m
- e) Maximum lot coverage: 55%

23.61 SITE SPECIFIC PROVISION 61

The regulations contained in this section apply to the following Location:

Location	2118 Richmond Street
Source	File Number: OZ-9770
Parent Zone(s)	NR2

23.61.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum exterior side yard: 9.0m
- b) Minimum interior side yard: 12.0m
- c) Minimum rear yard: 13.0m
- d) Minimum landscaped open space: 48.4%
- e) Maximum lot coverage: 28%
- f) Maximum height: 40.0m
- g) Maximum density: 211 units per hectare
- h) Minimum building setback from Sunningdale Road East above the 3rd floor: 21.0m

- i) Minimum building setback from Sunningdale Road East above the 8th floor: 29.0m

23.62 SITE SPECIFIC PROVISION 62

The regulations contained in this section apply to the following Location:

Location	691 Fanshawe Park Road East
Source	File Number: Z-9800
Parent Zone(s)	NR6

23.62.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 23.0m
- b) Minimum front yard: 3.0m
- c) Minimum rear yard: 3.5m
- d) Minimum interior side yard, where there are no windows to habitable rooms: 2.5m
- e) Maximum density: 75 units per hectare

23.63 SITE SPECIFIC PROVISION 63

The regulations contained in this section apply to the following Location:

Location	629 Base Line Road East
Source	File Number: OZ-9807
Parent Zone(s)	NR3

23.63.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot area: 953.0m²
- b) Minimum lot frontage: 21.9m
- c) Minimum front yard: 6.0m
- d) Minimum interior side yard: 1.5m
- e) Minimum driveway width: 3.0m

23.64 SITE SPECIFIC PROVISION 64

The regulations contained in this section apply to the following Location:

Location	2634 Barn Swallow Place
Source	File Number: Z-25006
Parent Zone(s)	NR6

23.64.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front and exterior side yard: 4.5m
- b) Maximum height: 24.0m
- c) Maximum density: 118 units per hectare

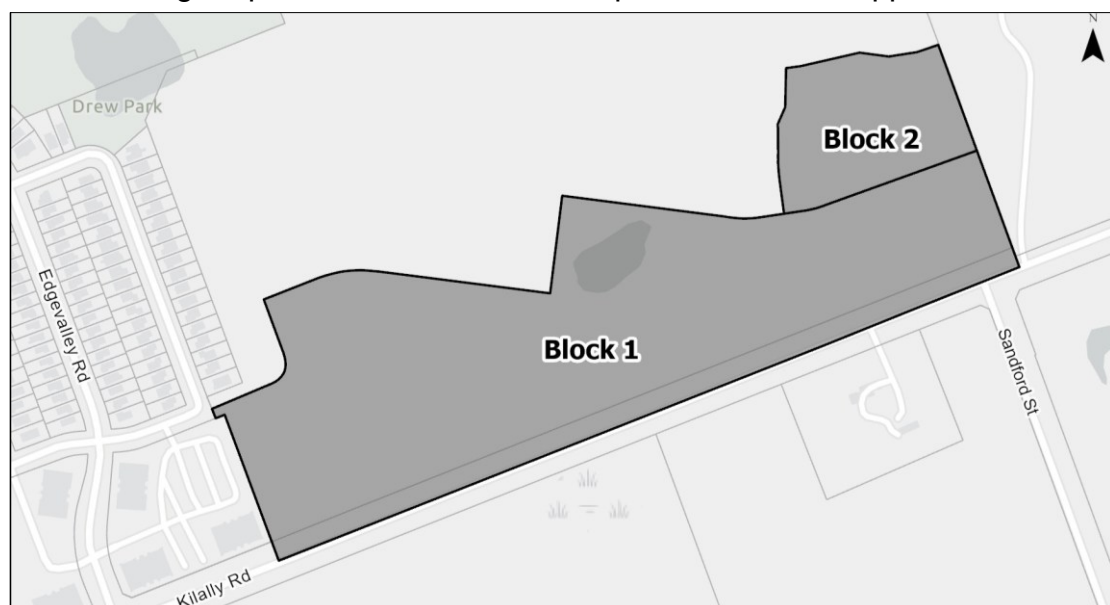
23.65 SITE SPECIFIC PROVISION 65

The regulations contained in this section apply to the following Location:

Location	1782 Kilally Road
Source	File Number: OZ-9811
Parent Zone(s)	Block 1: NR2 Block 2: NR6

23.65.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.65.2 Additional Permitted Uses for Block 1

The following additional uses are permitted:

- a) Street Townhouse
- b) Back-to-back Townhouse

23.65.3 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Kilally Road shall be considered to be the front lot line for the purpose of this by-law.
- b) Minimum front and exterior side yard: 2.0m
- c) Maximum front and exterior side yard: 6.0m
- d) Minimum landscaped open space: 25%
- e) Maximum height: 22.0m
- f) Maximum density: 100 units per hectare

23.65.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum front and exterior side yard:
 - i. From Local Street to main building: 4.0m
 - ii. From Local Street to garage: 5.5m

23.66 SITE SPECIFIC PROVISION 66

The regulations contained in this section apply to the following Location:

Location	32 Chesterfield Drive
Source	File Number: Z-9768
Parent Zone(s)	NR3

23.66.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 8.0m
- b) Minimum west interior side yard: as existing on the date of the passing of the by-law for existing buildings and structures

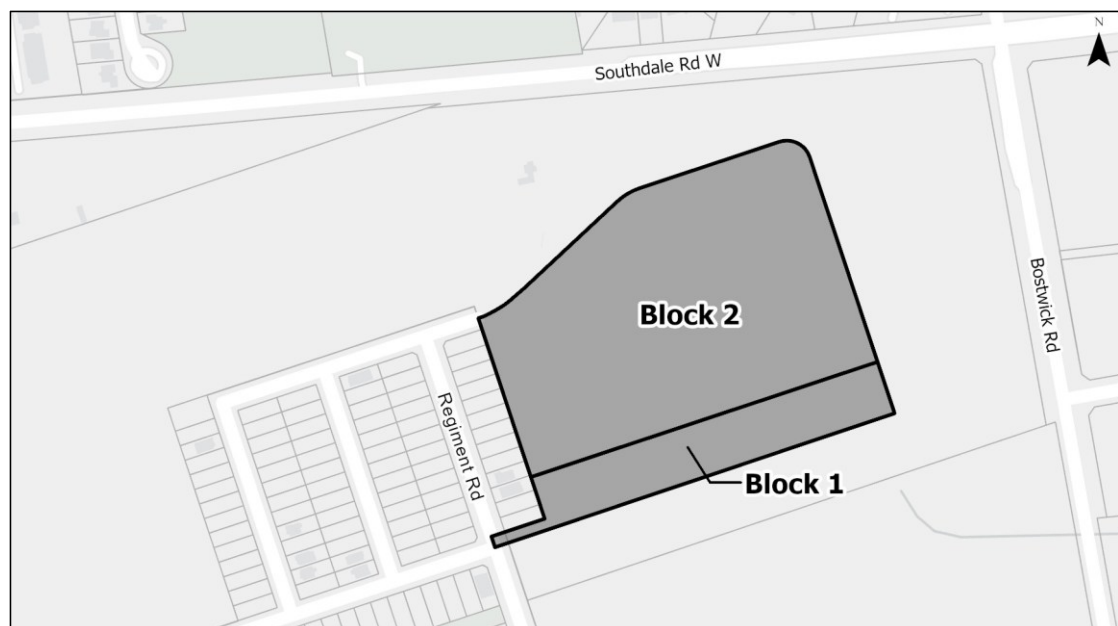
23.67 SITE SPECIFIC PROVISION 67

The regulations contained in this section apply to the following Location:

Location	3095 Bostwick Road (Talbot Village Phase 9)
Source	File Number: OZ-25018
Parent Zone(s)	Block 1: NR3 Block 2: NR6

23.67.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.67.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum lot frontage: 11.0m
- b) Minimum front yard:
 - i. Main dwelling: 3.0m
 - ii. For garages: 5.5m
- c) Minimum interior and exterior side yard:
 - i. With an attached garage: 1.2m
 - ii. With no attached garage: 3.0m on one side

- d) Maximum lot coverage: 45%, except that any unenclosed porch shall not be included in the calculation of lot coverage

23.67.3 Site Specific Regulations for Block 2

The following site specific regulations apply:

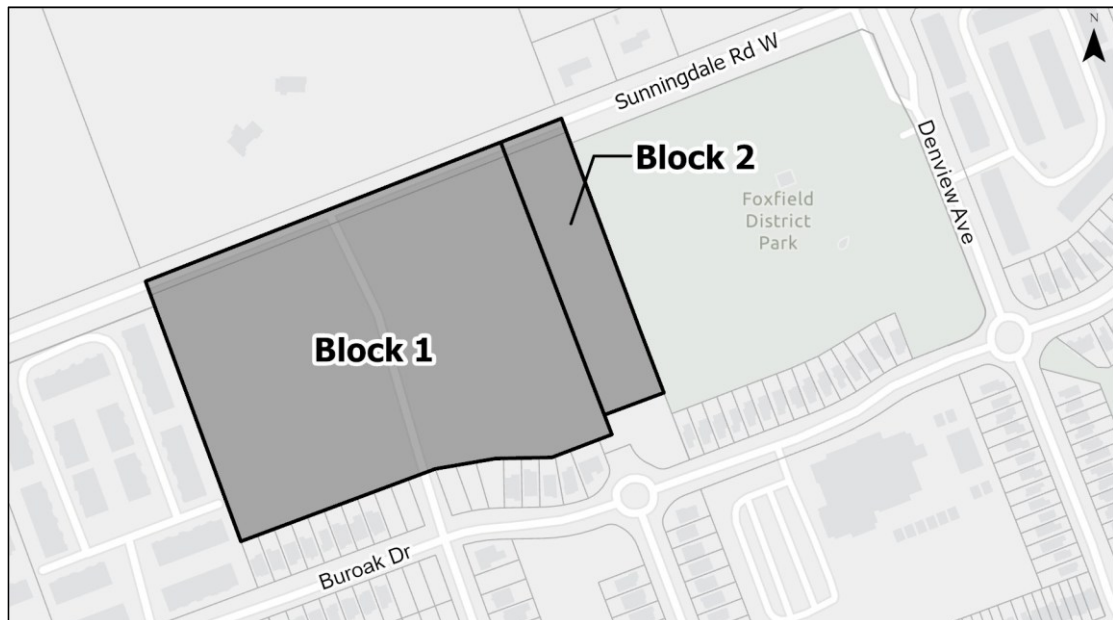
- a) Minimum lot frontage per townhouse dwelling unit: 6.7m
- b) Maximum lot coverage:
 - i. For Townhouse Dwellings: 50%
 - ii. For other uses: 45%
- c) Minimum front and exterior side yard: 6.0m
- d) Maximum height: the lesser of 12.0m or 3.5 storeys
- e) Maximum density: 80 units per hectare

23.68 SITE SPECIFIC PROVISION 68

The regulations contained in this section apply to the following Location:

Location	1196 Sunningdale Road West
Source	File Number: OZ-25052
Parent Zone(s)	NM2

23.68.1 Site Specific Map



The following map shows where this Site Specific Provision applies:

23.68.2 Additional Permitted Uses for Block 1

The following additional uses are permitted:

- a) Cluster Housing

23.68.3 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum interior side yard:
 - i. For buildings with a height of 4 storeys or less: 10.0m
 - ii. For buildings greater than 4 storeys in height: 1.2m per 3.0m of main building height or fraction thereof, but in no case less than 7.0m
 - iii. For all portions of a building above 6.0 metres in height where the Neighbourhood Mixed Use Zone abuts lands zoned Neighbourhood Residential: 6.0m plus 1.0m per 1.0m in height
- b) Maximum height: 20.0m
- c) For Cluster Townhouses, garages shall not project beyond the façade of the dwelling or façade (front face) of any porch and shall not occupy more than 50% of lot frontage.

23.68.4 Additional Permitted Uses for Block 2

The following additional uses are permitted:

- a) Street Townhouses

23.68.5 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) For Street Townhouses:
 - i. Minimum lot frontage: 6.7m
 - ii. Minimum interior and exterior side yard: 1.2m
 - iii. Maximum lot coverage: 45%

- iv. Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch and shall not occupy more than 50% of lot frontage.

23.69 SITE SPECIFIC PROVISION 69

The regulations contained in this section apply to the following Location:

Location	2034 Wilton Grove Road
Source	File Number: Z-25051
Parent Zone(s)	FL3

23.69.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Agricultural Service Establishment

23.69.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 11.0m
- b) Minimum lot area: 1.1ha
- c) Minimum west interior side yard: 3.0m
- d) Minimum east interior side yard: 0.8m
- e) Minimum south interior side yard: 9.0m
- f) Minimum rear yard: 22.0m
- g) Maximum building coverage: 15%

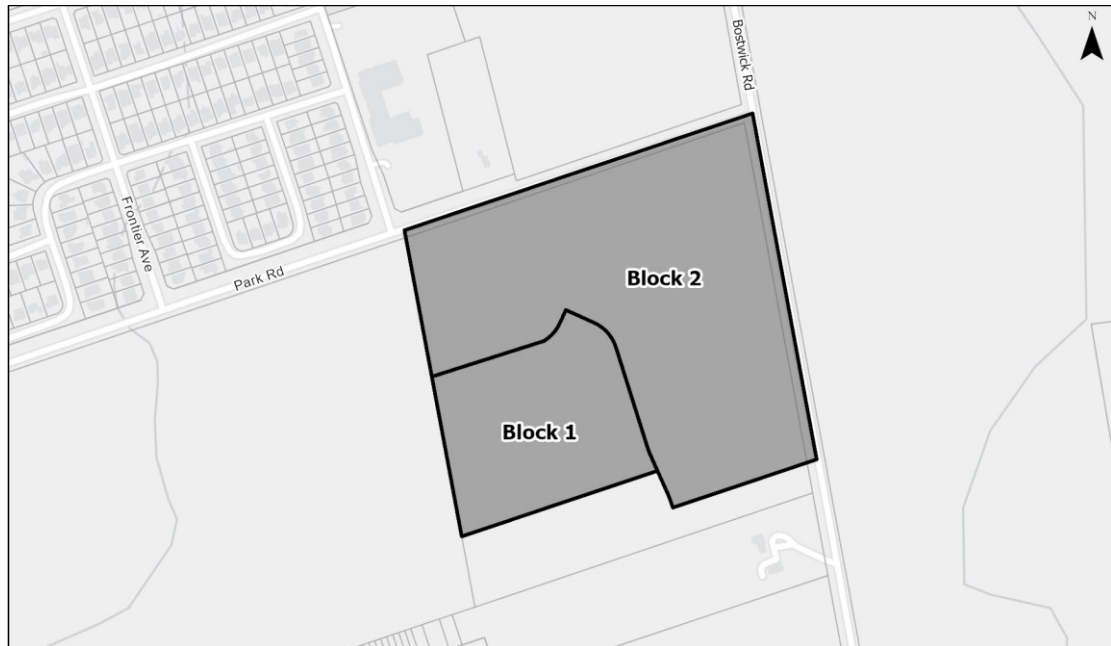
23.70 SITE SPECIFIC PROVISION 70

The regulations contained in this section apply to the following Location:

Location	3563 Bostwick Road
Source	File Number: OZ-25078
Parent Zone(s)	Block 1: NR2 Block 2: NM2

23.70.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.70.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum front yard: 1.95m
- b) Minimum exterior side yard: 1.4m
- c) Maximum height: the lesser of 18.0m or 4 storeys

23.70.3 Additional Permitted Uses for Block 2

The following additional uses are permitted on the first storey:

- a) Office
- b) Training Facility
- c) Tavern

23.70.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum front and exterior side yard: 3.0m
- b) Minimum rear yard abutting a public street: 3.0m

- c) Minimum interior side yard: 0.25m for every 1.0m of height, but in no case less than 4.5m
- d) Minimum density: 30 units per hectare
- e) Maximum density: 120 units per hectare
- f) Minimum height: the greater of 7.5m or 2 storeys
- g) Maximum height: the lesser of 32m or 9 storeys
- h) Minimum first storey height: 4.0m

23.71 SITE SPECIFIC PROVISION 71

The regulations contained in this section apply to the following Location:

Location	5150 Wellington Road South
Source	File Number: OZ-25135
Parent Zone(s)	GS6

23.71.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 0.0m
- b) Minimum lot area: 0.0m²

23.72 SITE SPECIFIC PROVISION 72

The regulations contained in this section apply to the following Location:

Location	50 Southbridge Drive
Source	File Number: OZ-26002
Parent Zone(s)	NR2

23.72.1 Site Specific Regulations

The following site specific regulations apply:

- a) The front lot line shall be deemed to be Southbridge Drive.
- b) Minimum lot frontage: 6.0m
- c) Minimum interior side yard: 3.0m
- d) Minimum rear yard: 9.0m
- e) Minimum first storey height: 5.0m

- f) Maximum height: 22.0m
- g) Maximum density:
- h) 161 units per hectare
- i) Balconies on apartment buildings shall be permitted to project a maximum of 1.9 metres, provided the projection is no closer than 2.0 metres to the lot line.

23.73 SITE SPECIFIC PROVISION 73

The regulations contained in this section apply to the following Location:

Location	233 Cambridge Street
Source	File Number: Z-25155
Parent Zone(s)	NR3

23.73.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 7.5m

23.74 SITE SPECIFIC PROVISION 74

The regulations contained in this section apply to the following Location:

Location	465 Callaway Road and 379 Sunningdale Road West
Source	File Number: Z-25120 and OZ-25120
Parent Zone(s)	NM3

23.74.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Cluster housing

23.74.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front and exterior side yard: 3.0m
- b) Maximum height: 21.0m
- c) Maximum density: 165 units per hectare

- d) For cluster townhouses:
 - i. Maximum height: 13.0m
 - ii. Maximum density: 35 units per hectare

23.74.3 Parking Regulations

The following parking regulations apply:

- a) Minimum number of long-term bicycle parking spaces: 48

23.75 SITE SPECIFIC PROVISION 75

The regulations contained in this section apply to the following Location:

Location	127 Friars Way
Source	File Number: Z-26015
Parent Zone(s)	NR4

23.75.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Rooming house

23.75.2 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum number of lodging units: 8
- b) Maximum number of lodging units per dwelling unit: 4

23.76 SITE SPECIFIC PROVISION 76

The regulations contained in this section apply to the following Location:

Location	2496 Dundas Street
Source	File Number: Z-26043
Parent Zone(s)	NR6

23.76.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum east interior side yard: 2.34m

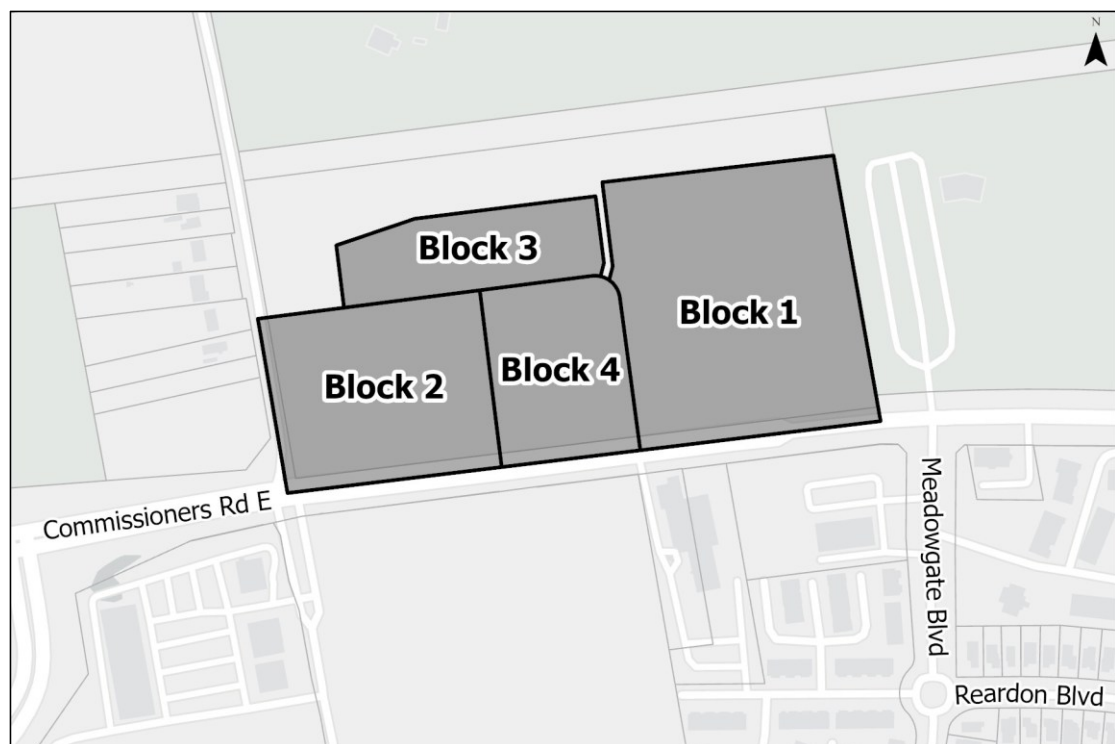
23.77 SITE SPECIFIC PROVISION 77

The regulations contained in this section apply to the following Location:

Location	168 Meadowlily Road South
Source	File Number: OZ-9763
Parent Zone(s)	Block 1 and 3: NR2 Block 2 and 4: NR6

23.77.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.77.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum front and exterior side yard: 4.5m
- b) Minimum rear yard: 11.0m
- c) Minimum interior side yard: 12.5m
- d) Maximum height:
 - i. For apartment buildings located within 80.0m of the centerline of Commissioners Road East: 42.0m

- ii. For all other permitted uses: 26.0m

23.77.3 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum rear yard: 3.0m
- b) Minimum exterior side yard:
 - i. Abutting a Local Street: 3.5m
 - ii. Abutting an Arterial Street: 4.5m

23.77.4 Additional Permitted Uses for Block 3

The following additional uses are permitted:

- a) Detached house
- b) Semi-detached house
- c) Multiplex
- d) Street townhouse
- e) Back-to-back townhouse

23.77.5 Site Specific Regulations for Block 3

The following site specific regulations apply:

- a) Minimum front yard: 3.5m
- b) Maximum height: 13.0m
- c) Maximum density: 130 units per hectare

23.77.6 Additional Permitted Uses for Block 4

The following additional uses are permitted:

- a) Apartment

23.77.7 Site Specific Regulations for Block 4

The following site specific regulations apply:

- a) For apartment uses:
 - i. Maximum height for apartment buildings located within 80.0m of the centerline of Commissioners Road East: 26.0m

- ii. Maximum density: 180 units per hectare
- b) For all other permitted uses:
 - i. Maximum height: 12.0m

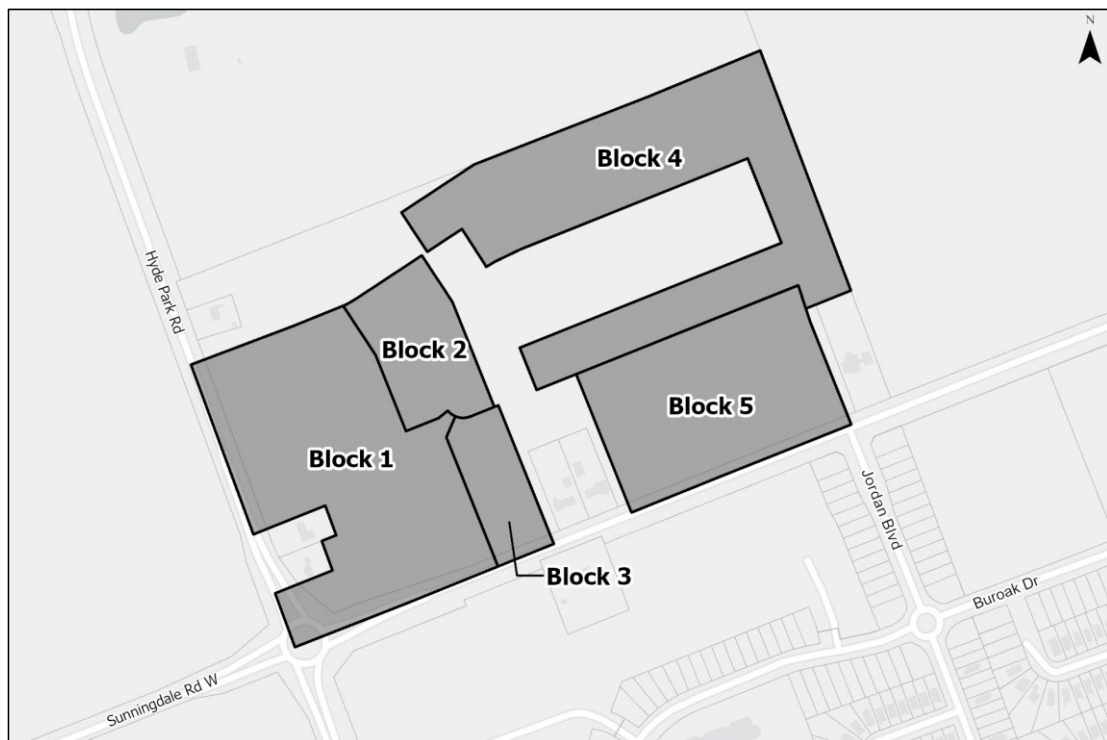
23.78 SITE SPECIFIC PROVISION 78

The regulations contained in this section apply to the following Location:

Location	1521 Sunningdale Road West and 2631 Hyde Park Road
Source	File Number: Z-9440
Parent Zone(s)	Block 1, 3, and 5: NR6 Block 2 and 4: NR3

23.78.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.78.2 Additional Permitted Uses for Block 1

The following additional uses are permitted:

- a) Apartment

- b) Residential care home
- c) Rooming house
- d) Medical clinic
- e) Offices

23.78.3 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) For residential uses:
 - i. Minimum front yard for buildings adjacent to a Local Street: 4.5m
 - ii. Maximum front yard for buildings adjacent to an Arterial Street: 6.0m
 - iii. Minimum front yard for buildings adjacent to an Arterial Street: 1.0m
 - iv. Maximum front yard for buildings adjacent to a Local Street: 6.0m
 - v. Garages shall not project beyond the façade of the dwelling or porch, and shall not occupy more than 50% of lot frontage.
- b) For apartments and residential care homes, except where established through regulations for yard depth of residential uses, the regulations of the Neighbourhood Residential – Major Street (NR2) Zone shall apply.
- c) For commercial uses:
 - i. Commercial uses shall be restricted to locations within an apartment building.
 - ii. Maximum gross floor area for all commercial uses per building: 2,000m²

23.78.4 Only Permitted Uses for Blocks 2 and 4

The following uses are the only uses permitted:

- a) Detached house
- b) Street townhouse

23.78.5 Site Specific Regulations for Blocks 2 and 4

The following site specific regulations apply:

- a) For street townhouses:
 - i. Minimum lot frontage:
 - ii. Minimum front yard for buildings adjacent to a Local Street: 4.5m

- iii. Maximum front yard for buildings adjacent to an Arterial Street: 6.0m
- iv. Minimum front yard for buildings adjacent to an Arterial Street: 1.0m
- v. Maximum front yard for buildings adjacent to a Local Street: 6.0m
- vi. Garages shall not project beyond the façade of the dwelling or porch, and shall not occupy more than 50% of lot frontage.

23.78.6 Additional Permitted Uses for Blocks 3 and 5

The following additional uses are permitted:

- a) Apartment
- b) Residential care home

23.78.7 Site Specific Regulations for Blocks 3 and 5

The following site specific regulations apply:

- a) For residential uses:
 - i. Minimum front yard for buildings adjacent to a Local Street: 4.5m
 - ii. Maximum front yard for buildings adjacent to an Arterial Street: 6.0m
 - iii. Minimum front yard for buildings adjacent to an Arterial Street: 1.0m
 - iv. Maximum front yard for buildings adjacent to a Local Street: 6.0m
 - v. Garages shall not project beyond the façade of the dwelling or porch, and shall not occupy more than 50% of lot frontage.
- b) For apartments and residential care homes, except where established through regulations for yard depth of residential uses, the regulations of the Neighbourhood Residential – Major Street (NR2) Zone shall apply.

23.79 SITE SPECIFIC PROVISION 79

The regulations contained in this section apply to the following Location:

Location	802 Exeter Road, 1472 Dundas Street, 1180 Oxford Street East, 768 York Street, and 125 Clarke Road
Source	Various
Parent Zone(s)	Various

23.79.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Body Rub Parlour

23.79.2 Prohibited Uses

The following uses are prohibited:

- a) Adult Live Entertainment

23.80 SITE SPECIFIC PROVISION 80

The regulations contained in this section apply to the following Location:

Location	624 York Street and 219 Dundas Street
Source	Various
Parent Zone(s)	Various

23.80.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Adult Live Entertainment

23.80.2 Prohibited Uses

The following uses are prohibited:

- a) Body Rub Parlour

23.81 SITE SPECIFIC PROVISION 81

The regulations contained in this section apply to the following Location:

Location	894 Adelaide Street North
Source	File Number: Z-8872
Parent Zone(s)	C3

23.81.1 Site Specific Regulations

The following site specific regulations apply:

- a) For existing building:
 - i. Minimum front and side yard: as existing
- b) For apartment building:
 - i. Minimum interior side yard: 5.0m

- ii. Maximum height: 10.0m

23.82 SITE SPECIFIC PROVISION 82

The regulations contained in this section apply to the following Location:

Location	1201 Huron Street
Source	File Number: Z-8985
Parent Zone(s)	NR4

23.82.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Medical clinic

23.82.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum exterior side yard: 4.2m

23.82.3 Parking Regulations

The following parking regulations apply:

- a) Minimum parking area setback: 0.0m

23.83 SITE SPECIFIC PROVISION 83

The regulations contained in this section apply to the following Location:

Location	185 Horton Street East
Source	File Number: Z-9167
Parent Zone(s)	MS1

23.83.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Dormitory

23.84 SITE SPECIFIC PROVISION 84

The regulations contained in this section apply to the following Location:

Location	1176, 1200, 1230 Hyde Park and 1150 Gainsborough Road
Source	File Number: Z-9040
Parent Zone(s)	SA2

23.84.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Additional Needs Housing

23.84.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum rear and interior yard depth: 3.0m
- b) Residential uses shall be permitted on the first storey of any internal building.
- c) Buildings fronting on Hyde Park Road shall be mixed-use.

23.85 SITE SPECIFIC PROVISION 85

The regulations contained in this section apply to the following Location:

Location	945 Kleinburg Drive
Source	File Number: Z-9321
Parent Zone(s)	NM3

23.85.1 Prohibited Uses

The following uses are prohibited:

- a) For the building fronting Appletree Gate, dwelling units on the first storey

23.85.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front and exterior yard depth: 2.0m
- b) Maximum front and exterior yard depth: 4.0m
- c) Maximum gross leasable floor area: 1,022m²
- d) The direct walkway entrances for the individual commercial/retail/office tenants shall:

- i. Be oriented to the primary collector road; and
 - ii. Provide direct walkway access from commercial ground floor units to the public sidewalk along Appletree Gate frontage
- e) The frontage for this lot shall be deemed to be along the primary collector.

23.86 SITE SPECIFIC PROVISION 86

The regulations contained in this section apply to the following Location:

Location	496 Dundas Street
Source	File Number: Z-9347
Parent Zone(s)	MS1

23.86.1 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum height: 16 storeys or 57.0m
- b) Maximum density: 530 units per hectare

23.86.2 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces: 153 (0.9 parking spaces per unit)

23.87 SITE SPECIFIC PROVISION 87

The regulations contained in this section apply to the following Location:

Location	1153-1155 Dundas Street
Source	File Number: Z-9198
Parent Zone(s)	TV1

23.87.1 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces: 55
- b) Notwithstanding any provisions to the contrary, parking shall not be required for outdoor patios which have a gross floor area of less than 225m².

23.88 SITE SPECIFIC PROVISION 88

The regulations contained in this section apply to the following Location:

Location	876 Wellington Road
Source	File Number: Z-9380
Parent Zone(s)	C2

23.88.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum north interior side yard: 0.0m
- b) Minimum south interior side yard: 0.25m

23.89 SITE SPECIFIC PROVISION 89

The regulations contained in this section apply to the following Location:

Location	1407-1427 Hyde Park Road
Source	File Number: OZ-9438
Parent Zone(s)	MS2

23.89.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Stacked townhouse

23.89.2 Site Specific Regulations

The following site specific regulations apply:

- a) Hyde Park shall be deemed to be the front lot line.
- b) Maximum front yard for commercial and mixed-use buildings: 3.0m
- c) Minimum interior side yard for stacked townhouses:
 - i. Main building: 2.5m
 - ii. Unenclosed first storey deck: 1.25m
- d) Minimum height: 8.0m
- e) Maximum height: 15.0m
- f) Maximum density: 70 units per hectare

23.89.3 Parking Regulations

The following parking regulations apply:

- a) Maximum parking spaces permitted within the exterior side yard along South Carriage Road: 4
- b) No parking shall be permitted within the required front yard along Hyde Park Road.

23.90 SITE SPECIFIC PROVISION 90

The regulations contained in this section apply to the following Location:

Location	712 Base Line Road East
Source	File Number: Z-9474
Parent Zone(s)	C1

23.90.1 Additional Permitted Uses

The following additional uses are permitted, limited to the first storey of an apartment building:

- a) Bed and breakfast
- b) Drive-through facility

23.90.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front and exterior side yard: 1.5m
- b) Maximum front and exterior side yard: 4.0m
- c) Maximum height: the lesser of 36.0m or 12 storeys
- d) Maximum density: 150 units per hectare
- e) Minimum setback of a drive-through facility along the west property boundary: 0.0m
- f) Minimum west interior side yard, from the edge of the drive-through facility to the building: 6.8m
 - i. Within this 6.8m setback, landscape buffer from the edge of the drive-through: 3.0m

23.91 SITE SPECIFIC PROVISION 91

The regulations contained in this section apply to the following Location:

Location	257-263 Springbank Drive
Source	File Number: Z-9355
Parent Zone(s)	C3

23.91.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum north interior side yard: 15.5m
- d) Minimum exterior side yard: 0.3m
- e) Minimum front yard: 2.0m
- f) Maximum height:
 - i. Northerly portion: 20.0m
 - ii. Southerly portion: 23.0m
- g) Maximum density: 137 units per hectare
- h) Maximum balcony projection: 0.6m from the lot line

23.91.2 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces: 1 parking space per unit

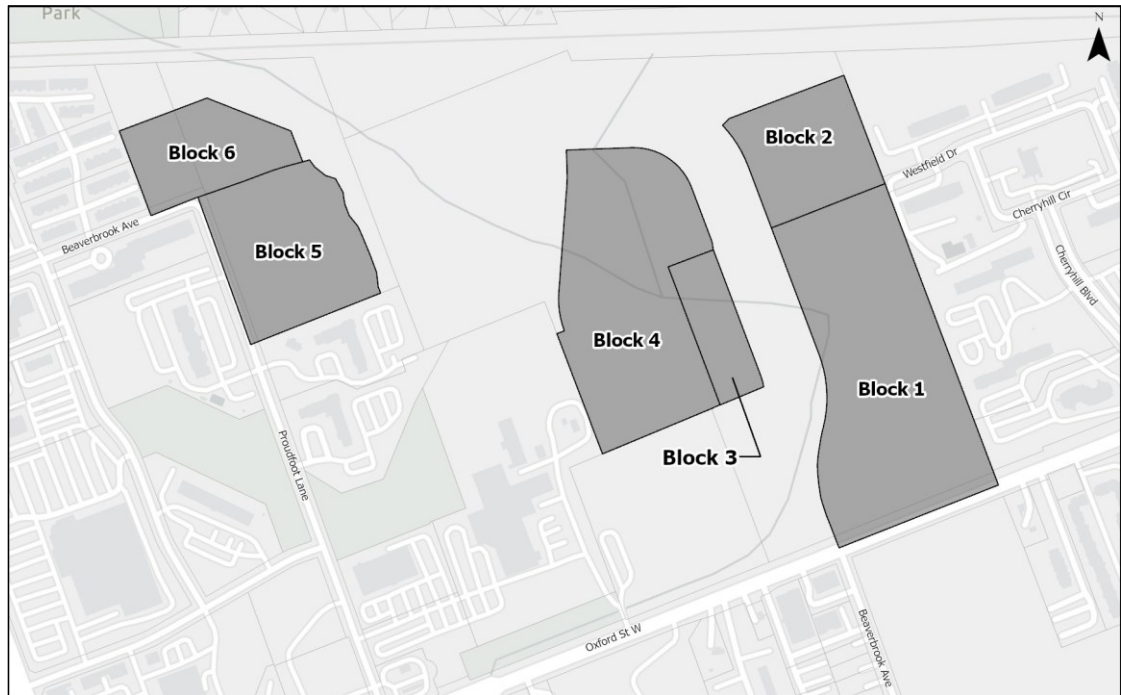
23.92 SITE SPECIFIC PROVISION 92

The regulations contained in this section apply to the following Location:

Location	323 Oxford Street West, 92 and 825 Proudfoot Lane
Source	File Number: Z-9416
Parent Zone(s)	Block 1: C1 Block 2 3, 5, and 6: NR1 Block 4: NR6

23.92.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.92.2 Additional Permitted Uses for Block 1

The following additional uses are permitted:

- a) Cluster housing
- b) Cluster stacked townhouse

23.92.3 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Maximum yard setback: 6.0m
- b) Minimum yard setback:
 - i. South (Oxford Street West): 0.0 m
 - ii. West (Beaverbrook Avenue): 3.0m
 - iii. North (Westfield Drive): 3.0m
 - iv. East: 12.5m, above the 8th storey
- c) Maximum lot coverage: 45%
- d) Minimum landscaped open space: 30%
- e) Maximum density: 305 units per hectare
- f) Maximum height:
 - i. For apartments with frontage on Oxford Street West: 60.0m

- ii. For apartments with frontage on Westfield Drive: 46.0m
- iii. Other apartments with development block: 51.0m
- g) Minimum building step back after 4th storey: 3.0m
- h) Minimum built form along streetscape: 50%
- i) Maximum point tower floorplate for towers with frontage on Oxford Street: 1000 m²
- j) Minimum tower separation: 25.0m

23.92.4 Additional Permitted Uses for Blocks 2, 3, 5, and 6

The following additional uses are permitted:

- a) Cluster housing
- b) Townhouse

23.92.5 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum front yard: 0.0m
- b) Minimum exterior side yard: 3.0m
- c) Minimum setback to east property line: 12.5m above the 8th storey
- d) Minimum setback to north property line: 3.0m
- e) Maximum front yard, exterior side yard, and setback to east property line: 6.0m
- f) Maximum density: 242 units per hectare
- g) Maximum height: 46.0m
- h) Minimum built form along streetscape: 50%
- i) Minimum building step back after 4th storey: 3.0m
- j) Minimum tower separation: 25.0m
- k) Maximum lot coverage: 45%
- l) Minimum landscaped open space: 30%

23.92.6 Site Specific Regulations for Block 3

The following site specific regulations apply:

- a) For apartment buildings:

- i. Minimum front yard and exterior side yard: 3.0m
 - ii. Maximum front yard and exterior side yard: 6.0m
 - iii. Minimum interior side yard: 5.0m
 - iv. Minimum rear yard: 5.0m
- b) For townhouses:
 - i. Minimum front yard and exterior side yard: 3.0m
 - ii. Minimum interior side yard: 1.5m
 - iii. Minimum rear yard: 3.0m
- c) Maximum density: 230 units per hectare
- d) Maximum height: 20.0m
- e) Minimum built form along streetscape: 50%
- f) Maximum lot coverage: 45%
- g) Minimum landscaped open space: 30%

23.92.7 Additional Permitted Uses for Block 4

The following additional uses are permitted:

- a) Stacked townhouse

23.92.8 Site Specific Regulations for Block 4

The following site specific regulations apply:

- a) Minimum front yard: 3.0m
- b) Maximum exterior side yard: 1.5m
- c) Minimum interior side yard: 1.5m
- d) Minimum rear yard: 3.0m
- e) Maximum density: 75 units per hectare
- f) Maximum height: 13.0m
- g) Maximum lot coverage: 45%
- h) Minimum landscaped open space: 30%

23.92.9 Site Specific Regulations for Block 5

The following site specific regulations apply:

- a) For apartment buildings:

- i. Minimum front, exterior, and interior side yard: 3.0m
 - ii. Maximum front and exterior side yard: 6.0m
 - iii. Minimum south rear yard: 6.0m
- b) For townhouses:
 - i. Minimum front, rear, and exterior side yard: 3.0m
 - ii. Minimum interior side yard: 1.5m
- c) Maximum density: 240 units per hectare
- d) Maximum height: 40.0m
- e) Minimum building step back after 4th storey: 3.0m
- f) Minimum tower separation: 25.0m
- g) Minimum built form along streetscape: 50%
- h) Maximum lot coverage: 45%
- i) Minimum landscaped open space: 30%

23.92.10 Site Specific Regulations for Block 6

The following site specific regulations apply:

- a) For apartment buildings:
 - i. Maximum front yard and exterior side yard: 6.0m
 - ii. Minimum setback to north rail line: 30.0m
 - iii. Minimum setback to north property line: 3.0m
- b) For townhouses:
 - i. Minimum front yard: 3.0m
 - ii. Minimum setback to west property line: 5.0m
 - iii. Minimum setback to north property line: 3.0m
- c) Maximum density: 200 units per hectare
- d) Maximum height within 72.0m of the west property line: 13.0m
- e) Maximum height beyond 72.0m of the west property line: 40.0m
- f) Minimum building step back after 4th storey: 3.0m
- g) Minimum tower separation: 25.0m
- h) Minimum built form along streetscape: 50%
- i) Maximum lot coverage: 45%
- j) Minimum landscaped open space: 30%

23.93 SITE SPECIFIC PROVISION 93

The regulations contained in this section apply to the following Location:

Location	1503 Hyde Park Road
Source	File Number: Z-9425
Parent Zone(s)	MS2

23.93.1 Site Specific Regulations

The following site specific regulations apply:

- a) Primary entrance for residential uses shall be designated and oriented towards Hyde Park Road.
- b) Maximum height: 27.5m
- c) Minimum rear and interior side yard: 1.0m per 1.0m of main building height when abutting a residential zone
- d) Minimum front yard: 1.0m
- e) Maximum front yard: 2.0m
- f) Minimum building step backs:
 - i. Storey 3 to 6: 2.0m plus the established setback of storey 1 and 2
 - ii. Storey 7 to 8: 4.0m plus the established setback of storey 1 and 2
 - iii. Balconies projections on storeys 7 and 8 are permitted to project 2.1m into the step back
- g) Minimum width of first storey façade facing the front lot line shall be greater than or equal to 75% of the front lot line.

23.93.2 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces required for non-residential uses: 1 per 25m² gross floor area

23.94 SITE SPECIFIC PROVISION 94

The regulations contained in this section apply to the following Location:

Location	258 Richmond Street
Source	File Number: Z-9465

Parent Zone(s)	MS1
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23.94.1 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces: as existing as of the date of the passing of this by-law for all permitted uses within the existing gross floor area of the building
- b) No additional parking spaces shall be required for conversions and/or changes of use within the existing floor area.
- c) Where an addition to, or expansion of, the existing building is proposed, the parking requirements of this by-law shall apply.
- d) No bicycle parking shall be required for the conversion of existing buildings for residential and non-residential uses.

23.95 SITE SPECIFIC PROVISION 95

The regulations contained in this section apply to the following Location:

Location	2060 Dundas Street
Source	File Number: Z-9547
Parent Zone(s)	C4

23.95.1 Site Specific Regulations

The following site specific regulations apply:

- a) The easterly lot line abutting the unopened City right-of-way shall be deemed to be the front lot line.
- b) Minimum front yard: 4.5m
- c) Minimum south interior side yard: 6.0m
- d) Minimum rear yard: 6.5m
- e) Setback to the GS Zone: 0.0m to buildings and parking
- f) Maximum height: 21.0m
- g) Maximum density: 150 units per hectare
- h) Minimum landscaped open space: 24%

23.96 SITE SPECIFIC PROVISION 96

The regulations contained in this section apply to the following Location:

Location	200 Albert Street
Source	File Number: Z-9561
Parent Zone(s)	MS1

23.96.1 Site Specific Regulations

The following site specific regulations apply:

- a) The main building shall be oriented to Albert Street.
- b) Minimum building step back from front lot line above 3rd storey: 2.0m
- c) Minimum building step back from front lot line above 6th storey: 2.0m
- d) Maximum tower floor plate above 6th storey: 1,000m²
- e) Maximum height: 56.0m
- f) Maximum density: 926 units per hectare

23.97 SITE SPECIFIC PROVISION 97

The regulations contained in this section apply to the following Location:

Location	376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street
Source	File Number: Z-9576
Parent Zone(s)	MS1

23.97.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Dwelling units only in the rear portion of the first storey, or on the 2nd floor or above, with all other permitted uses in the front portion of the ground floor
- b) Bed and breakfast establishment
- c) Artisan workshop
- d) Commercial parking structure and/or lot
- e) Recreation facility
- f) Funeral home

23.97.2 Prohibited Uses

The following uses are prohibited:

- a) Accessory parking lots on Dundas Street between Adelaide Street and Rectory Street

23.98 SITE SPECIFIC PROVISION 98

The regulations contained in this section apply to the following Location:

Location	599-601 Richmond Street
Source	File Number: Z-9607
Parent Zone(s)	MS1

23.98.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Dwelling units only in the rear portion of the first storey.
- b) Bed and breakfast establishment
- c) Artisan workshop
- d) Commercial parking structure and/or lot
- e) Recreation facility
- f) Funeral home

23.98.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum rear yard: 4.4m
- b) Maximum lot coverage: 91%
- c) Maximum height: 39.0m
- d) Maximum density: 810 units per hectare

23.99 SITE SPECIFIC PROVISION 99

The regulations contained in this section apply to the following Location:

Location	313-323 Horton Street East
Source	File Number: Z-9616

Parent Zone(s)	MS1
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23.99.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum east interior side yard: 3.5m
- b) Minimum west interior side yard: 1.9m
- c) Minimum rear yard: 4.5m
- d) Minimum front yard above 3rd storey: 2.0m
- e) Maximum height: 27.0m
- f) Maximum residential density: 530 units per hectare
- g) Unlimited encroachments for balconies and canopies on Horton Street East.

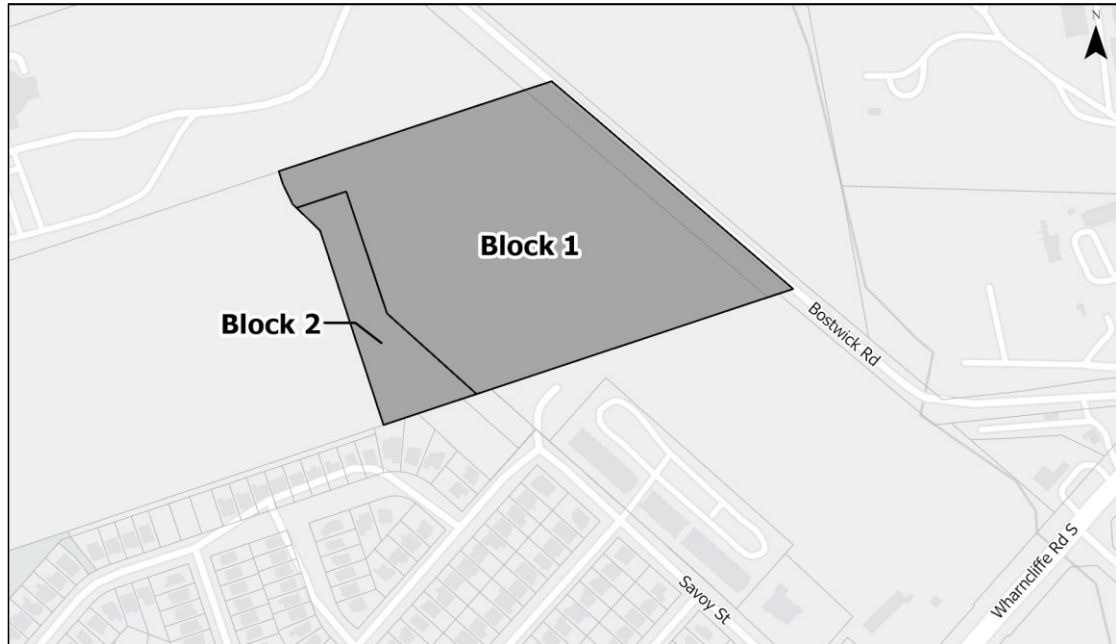
23.100 SITE SPECIFIC PROVISION 100

The regulations contained in this section apply to the following Location:

Location	3849 Campbell Street
Source	File Number: Z-9614
Parent Zone(s)	NR6

23.100.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.100.2 Additional Permitted Uses for Block 1

The following additional uses are permitted:

- a) Stacked townhouses
- b) Residential care home
- c) Apartment

23.100.3 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum landscape strip adjacent to a Green Space Zone: 5.0m
 - i. Within this landscape strip, a fence is permitted, but no surfaced walk, patio, swimming pool or similar area is permitted.

23.100.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Maximum lot coverage: 45%
- b) Minimum front and exterior side yard:
 - i. Main building: 3.0m
 - ii. Garage: 6.0m

- c) For detached houses, semi-detached houses, multiplexes, and street and back-to-back townhouses:
 - i. Maximum height: 15.0m height
 - ii. Maximum density: 60 units per hectare
- d) For stacked towns, residential care homes, and apartments:
 - i. Maximum height: 32.0m
 - ii. Maximum density: 100 units per hectare
- e) Minimum landscape strip adjacent to a Green Space Zone: 5.0m
 - i. Within this landscape strip, a fence is permitted, but no surfaced walk, patio, swimming pool or similar area is permitted.

23.101 SITE SPECIFIC PROVISION 101

The regulations contained in this section apply to the following Location:

Location	4366 Colonel Talbot Road
Source	File Number: Z-9676
Parent Zone(s)	MS3

23.101.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Drive-through Facility

23.101.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 1.0m
- b) A landscape buffer shall be provided between the drive-through lane and adjacent properties as follows:
 - i. Minimum rear yard: 3.0m
 - ii. Minimum north interior yard: 1.5m
- c) Minimum landscaped open space: 15%
- d) Maximum gross floor area for a restaurant: 250m²
- e) Outdoor patio associated with a restaurant is permitted in the front and/or south interior side yard

23.101.3 Parking Regulations

The following parking regulations apply:

- a) Minimum number of queueing spaces for a drive-through:
 - i. Fully internal with no ingress/egress from Colonel Talbot Road: 8
 - ii. With ingress/egress from Colonel Talbot Road: 10

23.102 SITE SPECIFIC PROVISION 102

The regulations contained in this section apply to the following Location:

Location	359 Wellington Road and 657 Base Line Road East
Source	File Number: OZ-9719
Parent Zone(s)	C1

23.102.1 Site Specific Regulations

The following site specific regulations apply:

- a) The principal building entrance shall face towards intersection of Wellington and Base Line Road East.
- b) Maximum height: 75.0m
- c) Maximum density: 1391 units per hectare
- d) Minimum front yard, from ultimate ROW of Wellington Road: 0.8m
- e) Minimum exterior side yard: 0.8m
- f) Minimum south interior side yard: 1.5m
- g) Minimum rear yard:
 - i. Main building: 8.4m
 - ii. Parking garage: 0.3m
- h) Minimum landscaped open space: 14%
- i) Maximum lot coverage, excluding canopies: 65%
- j) Maximum building floor plate above 6th storey: 800m²
- k) Minimum tower setback above 6th storey
 - i. 1. South: 10.0m
 - ii. 2. West: 11.5m
- l) Minimum interior amenity space: 400m²
- m) Minimum common outdoor amenity space (rooftop): 150m²

- n) Minimum percentage of units to be 2 or more bedrooms: 30%
- o) Minimum height of first storey fronting public streets: 4.0m
- p) Unlimited encroachments for balconies and canopies.

23.103 SITE SPECIFIC PROVISION 103

The regulations contained in this section apply to the following Location:

Location	367 Springbank Drive
Source	File Number: Z-9722
Parent Zone(s)	C3

23.103.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Dwelling units below the first floor

23.103.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum west interior side yard setback for buildings no greater than 8.0m in height: 1.3m

23.103.3 Parking Regulations

The following parking regulations apply:

- a) Minimum parking area setback: 1.5m

23.104 SITE SPECIFIC PROVISION 104

The regulations contained in this section apply to the following Location:

Location	267 York Street
Source	File Number: OZ-9736
Parent Zone(s)	D2

23.104.1 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum height: 150.0m

- b) Maximum density: 2,280 units per hectare
- c) Minimum setback to residential components of building: 0.0m
- d) Minimum tower separation: 23.0m
- e) Above the 8th storey:
 - i. Minimum west interior side yard setback: 12.5m
 - ii. Maximum tower floor plate: 1,000m²
 - iii. Minimum tower step back entire north façade: 1.0m
 - iv. Minimum tower step back for 50% of north façade: 3.0m

23.105 SITE SPECIFIC PROVISION 105

The regulations contained in this section apply to the following Location:

Location	465 Sunningdale Road West
Source	File Number: OZ-9623
Parent Zone(s)	Blocks 1-3: NR4 Blocks 4, 9, and 10: NR6 Blocks 5-7: NR2 Block 8: NM1

23.105.1 Site Specific Map



The following map shows where this Site Specific Provision applies:

23.105.2 Additional Permitted Uses for Block 1

The following additional uses are permitted:

- a) School
- b) Place of worship
- c) Day care centre

23.105.3 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum interior side yard with a private attached garage: 1.2m
 - i. Without a private attached garage, one interior side yard shall be 3.0 metres.

23.105.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum interior side yard with a private attached garage: 1.2m

- i. Without a private attached garage, one interior side yard shall be 3.0 metres.

23.105.5 Site Specific Regulations for Block 3

The following site specific regulations apply:

- a) Minimum interior side yard with a private attached garage: 1.2m
 - i. Without a private attached garage, one interior side yard shall be 3.0 metres.
- b) The required exterior side yard for corner lots shall be subject to the regulations of an interior side yard.

23.105.6 Site Specific Regulations for Block 4

The following site specific regulations apply:

- a) The front face and primary entrance of all dwelling units located adjacent to a public street shall be oriented to the public street.
- b) Minimum yard depth:
 - i. West and North: 3.0m
 - ii. South: 1.5m
 - iii. East: 1.0m for every 1.0m of main building height or fraction thereof
- c) Height:
 - i. Minimum: 1 storey
 - ii. Maximum: 3 storeys

23.105.7 Additional Permitted Uses for Blocks 5, 6, and 7

The following additional uses are permitted:

- a) Cluster townhouse;
- b) Cluster stacked townhouse.

23.105.8 Site Specific Regulations for Block 5

The following site specific regulations apply:

- a) Minimum yard depth:
 - i. West, North, and South : 3.0m
 - ii. East: 1.0m for every 1.0m of main building height or fraction thereof

- b) Maximum yard depth:
 - i. West and South: 8.0m
 - ii. Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street.
- c) Minimum landscaped open space: 30%
- d) Maximum lot coverage: 30%
- e) Height:
 - i. Minimum: 2 storeys
 - ii. Maximum: 4 storeys
- f) Maximum density: 120 units per hectare

23.105.9 Parking Regulations for Block 5, 6, and 8

The following parking regulations apply:

- a) No parking or drive aisles shall be located between a building and the adjacent street line.

23.105.10 Site Specific Regulations for Block 6

The following site specific regulations apply:

- a) Minimum yard depth:
 - i. South, East, West: 3.0m
 - ii. North: 1.0m for every 1.0m of main building height or fraction thereof
- b) Maximum yard depth:
 - i. South and West: 8.0m
 - ii. Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street.
- c) Minimum landscaped open space: 30%
- d) Maximum lot coverage: 30%
- e) Height:
 - i. Minimum: 2 storeys
 - ii. Maximum: 4 storeys
- f) Maximum density: 120 units per hectare

23.105.11 Site Specific Regulations for Block 7

The following site specific regulations apply:

- a) The front face and primary entrance of all dwelling units located adjacent to a public street shall be oriented to the public street.
- b) Minimum yard depth:
 - i. Southwest: 3.0m
 - ii. Southeast and West: 6.0m
 - iii. North: 1.2m
- c) Minimum landscaped open space: 30%
- d) Maximum lot coverage: 30%
- e) Height:
 - i. Minimum: 1 storey
 - ii. Maximum: 4 storeys

23.105.12 Site Specific Regulations for Block 8

The following site specific regulations apply:

- a) Minimum yard depth:
 - i. North: 1.0m
 - ii. West, South, and East: 3.0m
- b) Maximum yard depth: 8.0m
 - i. Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street.
- c) Height:
 - i. Minimum: 1 storey
 - ii. Maximum: 6 storeys
- d) Maximum commercial gross floor area: 2000m²
 - i. Commercial gross floor area shall be confined to portions of the site within a 100-metre radius of the intersection of Wonderland Road North and Sunningdale Road West.

23.105.13 Site Specific Regulations for Block 9

The following site specific regulations apply:

- a) The front face and primary entrance of all dwelling units located adjacent to a public street shall be oriented to the public street.
- b) Minimum yard depth:
 - i. North: 6.0m
 - ii. West: 1.5m
 - iii. South and East: 3.0m
- c) Height:
 - i. Minimum: 1 storey
 - ii. Maximum: 4 storeys

23.105.14 Site Specific Regulations for Block 10

The following site specific regulations apply:

- a) The front face and primary entrance of all dwelling units located adjacent to a public street shall be oriented to the public street.
- b) Minimum yard depth:
 - i. North: 6.0m
 - ii. West, South, and East: 3.0m
- c) Height:
 - i. Minimum: 1 storey
 - ii. Maximum: 4 storeys

23.106 SITE SPECIFIC PROVISION 106

The regulations contained in this section apply to the following Location:

Location	1982 Commissioners Road East
Source	File Number: Z-9668
Parent Zone(s)	NR6

23.106.1 Site Specific Regulations

The following site specific regulations apply:

- a) Commissioners Road East shall be deemed to be the front lot line.
- b) Minimum north interior side yard: 1.8m
- c) Minimum front yard: 3.0m

- d) Minimum rear yard: 1.5m

23.107 SITE SPECIFIC PROVISION 107

The regulations contained in this section apply to the following Location:

Location	825 Wharncliffe Road South
Source	File Number: Z-25021 and Z-25089
Parent Zone(s)	C4

23.107.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum south interior side yard: 5.0m

23.107.2 Parking Regulations

The following parking regulations apply:

- a) Minimum setback to driveway and parking area (interior and rear lot lines):
1.5m

23.108 SITE SPECIFIC PROVISION 108

The regulations contained in this section apply to the following Location:

Location	1269 Hyde Park Road
Source	File Number: OZ-25105
Parent Zone(s)	SA2

23.108.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Standalone residential uses, provide they are greater than 50.0m from Hyde Park Road.

23.108.2 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum density: 450 units per hectare
b) Maximum height: the lesser of 50.0m or 15 storeys

- c) Indoor amenity space a rooftop level shall be excluded from height calculations.

23.109 SITE SPECIFIC PROVISION 109

The regulations contained in this section apply to the following Location:

Location	1453-1459 Oxford Street East and 648-656 Ayreswood Avenue
Source	File Number: Z-25113
Parent Zone(s)	C2

23.109.1 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum front yard: 4.5m
- b) Maximum exterior side yard: 3.5m
- c) Minimum rear yard: 30.0m
- d) Minimum step back above 6th storey from exterior edge of the most southerly portion of the podium: 5.0m

23.110 SITE SPECIFIC PROVISION 110

The regulations contained in this section apply to the following Location:

Location	610 Princess Avenue
Source	File Number: Z-25154
Parent Zone(s)	C3

23.110.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Apartment building within the existing building

23.110.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 14.0m
- b) Minimum lot area: 700m²

- c) The following yards shall be measured to the existing building on the date of the passing of the by-law:
 - i. Minimum front yard: 2.0m
 - ii. Minimum exterior side yard: 0.7m
 - iii. Minimum interior side yard: 0.0m
 - iv. Minimum rear yard: 21.1m
- d) Maximum density: 145 units per hectare

23.110.3 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces: 0.5 spaces per unit

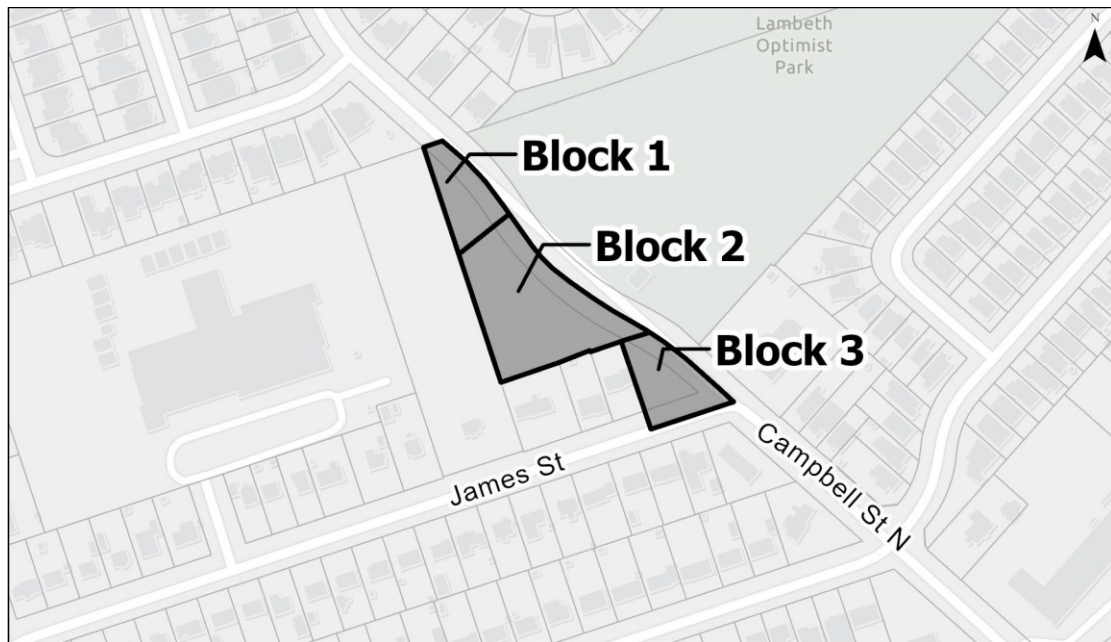
23.111 SITE SPECIFIC PROVISION 111

The regulations contained in this section apply to the following Location:

Location	6712 James Street
Source	File Number: Z-26001 Zoning By-law Z.-1 Amendments: Z.-1-263430, Z.-1-263430, and Z.-1-263430
Parent Zone(s)	NR4

23.111.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.111.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum required rear yard: 3.0m

23.111.3 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum required rear yard, where the ultimate lot depth of an individual lot is less than 32.0m: 3.0m
- b) Minimum interior side yard:
 - i. To southern lot line: 3.0m
 - ii. All other interior side yards: 1.2m
 - iii. No side yard shall be required where an interior street townhouse unit is attached to another street townhouse unit and access to the rear yard is provided through a garage or easement.
- c) Maximum lot coverage where an individual lot area is less than 250m²: 50%
- d) Maximum height: 13.0m

- e) Garages shall not project beyond the front façade of the dwelling or any porch and shall not occupy more than 50% of the lot frontage.

23.111.4 Site Specific Regulations for Block 3

The following site specific regulations apply:

- a) Minimum exterior side yard: 2.2m
- b) Minimum interior side yard: 1.2m

23.112 SITE SPECIFIC PROVISION 112

The regulations contained in this section apply to the following Location:

Location	724 York Street
Source	File Number: Z-26007
Parent Zone(s)	C2

23.112.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Apartment building within the existing building

23.112.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 18.9m
- b) The following yards shall be measured to the existing building on the date of the passing of the by-law:
 - i. Minimum front yard: 1.2m
 - ii. Minimum west interior side yard: 3.2m
 - iii. Minimum east interior side yard: 0.3m
 - iv. Minimum rear yard: 21.1m
- c) Minimum landscaped open space: 14%, as existing on the date of passing of the by-law
- d) Maximum density: 126 units per hectare, to be contained within the existing building

23.113 SITE SPECIFIC PROVISION 113

The regulations contained in this section apply to the following Location:

Location	299-309 Springbank Drive
Source	File Number: MZ-26020
Parent Zone(s)	C3

23.113.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Vehicle dealership and rental within the buildings existing on the date of passing of this by-law

23.114 SITE SPECIFIC PROVISION 114

The regulations contained in this section apply to the following Location:

Location	1793 Dundas Street
Source	File Number: MZ-25139
Parent Zone(s)	C4

23.114.1 Site Specific Regulations

The following site specific regulations apply:

- a) The following yards shall be measured to the existing building on the date of the passing of the by-law:
 - i. Minimum west interior side yard: 0.0m
 - ii. Minimum east interior side yard: 3.3m

23.115 SITE SPECIFIC PROVISION 115

The regulations contained in this section apply to the following Location:

Location	584 and 588 Wonderland Road North
Source	File Number: Z-9114
Parent Zone(s)	NM1

23.115.1 Additional Permitted Uses

The following additional uses are permitted:

- a) One dwelling unit, together with office, medical clinic, and/or retail store uses

23.115.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum exterior side yard setback: 0.0m
- b) Maximum gross floor area all non-residential uses: 390m²
- c) Rear yard and interior side yard setback to an accessory building: 0.5m

23.115.3 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces for all uses: 18
- b) Minimum parking area setback to a street: 1.4m

23.116 SITE SPECIFIC PROVISION 116

The regulations contained in this section apply to the following Location:

Location	4380 Castleton Road
Source	File Numbers: Z-8766 and Z-8769
Parent Zone(s)	LI1

23.116.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum setback between paved area and front (west) and north lot line: 15.0m

23.117 SITE SPECIFIC PROVISION 117

The regulations contained in this section apply to the following Location:

Location	2520-2544 Advanced Avenue, 2475-2555 Bonder Road, and 2560-2580 Boyd Court
Source	File Number: Z-8949
Parent Zone(s)	LI1

23.117.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Training Facility
- b) Advanced Manufacturing Facility
- c) Data Centre
- d) Research and Development
- e) Instruction Studio or Entertainment Facility
- f) Service Office

23.117.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 30.0m
- b) Minimum lot area: 2,000m²
- c) Minimum front and exterior side yard: 6.0m, plus 1.0m per 3.0m of main building height, or fraction thereof, above the first 3.0m
- d) Minimum rear and interior side yard:
 - i. For buildings less than 30.0m in height: 1.2m per 3.0m of main building height, or fraction thereof, but in no case less than 4.5m
 - ii. For buildings more than 30.1m in height: 12.0m
- e) Minimum landscaped open space: 20%
- f) Maximum open storage: 5%
 - i. All open storage areas shall be screened by fencing and/or landscaped berms.
- g) For properties adjacent to Veterans Memorial Parkway:
 - i. No loading and open storage is permitted in the required rear yard.
 - ii. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening shall be required along the full length of the loading space and/or open storage area.
 - iii. Minimum height of lateral screening: 3.0m above the finished grade
 - iv. Minimum landscape strip in any yard adjacent to the Veterans Memorial Parkway corridor: 5.0m

23.118 SITE SPECIFIC PROVISION 118

The regulations contained in this section apply to the following Location:

Location	79 Meg Drive
Source	File Number: Z-9036
Parent Zone(s)	CI3

23.118.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Place of Worship

23.118.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum exterior side yard: 7.0m
- b) Minimum front yard: 8.0m

23.118.3 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces: 1 for each 4.7 persons place of worship capacity

23.119 SITE SPECIFIC PROVISION 119

The regulations contained in this section apply to the following Location:

Location	820 Cabell Street
Source	File Number: Z-9196
Parent Zone(s)	LI1

23.119.1 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum total gross floor area for accessory retail uses: 400m²

23.120 SITE SPECIFIC PROVISION 120

The regulations contained in this section apply to the following Location:

Location	2810 Roxburgh Road
Source	File Number: Z-9525
Parent Zone(s)	LI2

23.120.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum interior side yard: 4.5m
- b) Minimum landscaped open space: 18%
- c) No open storage area shall be visible from any street or from any adjacent lot. Open storage shall be screened by a landscaped planting strip containing an opaque fence, wall or other opaque barrier.
- d) Minimum height of open storage screening: 2.0m

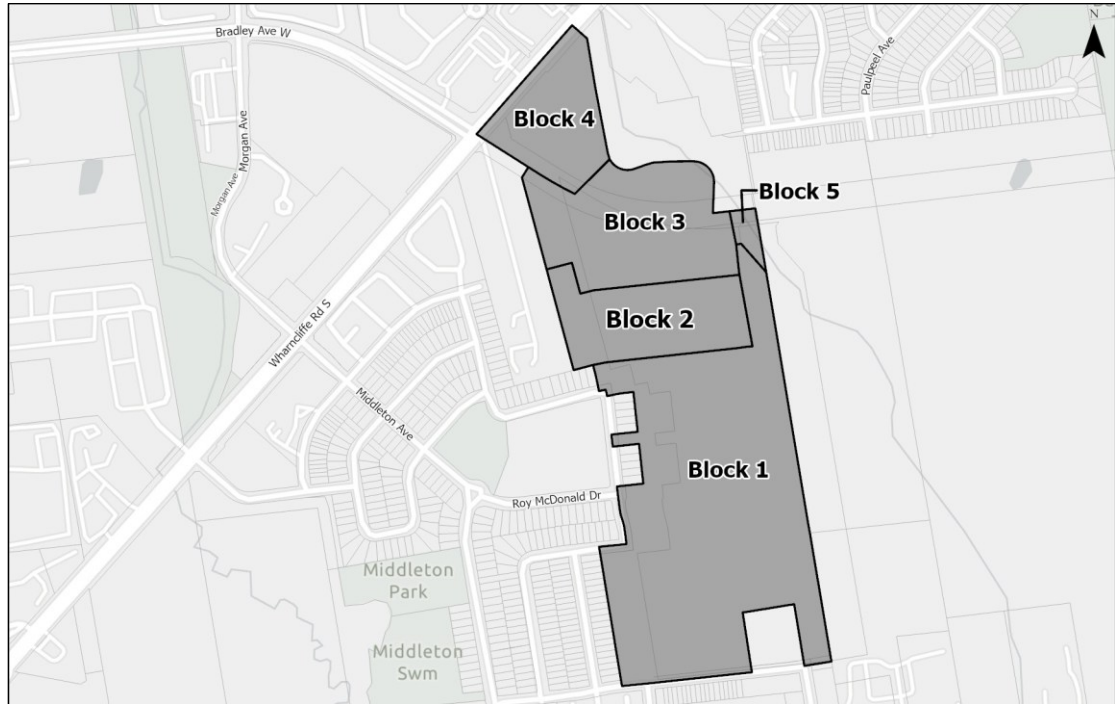
23.121 SITE SPECIFIC PROVISION 121

The regulations contained in this section apply to the following Location:

Location	146 Exeter Road
Source	File Number: Z-9528
Parent Zone(s)	Block 1 and 2: NR3 Block 3: NR6 Block 4: CI1 Block 5: GS6

23.121.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.121.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum rear yard: 6.0m
- b) Garages shall not project beyond the façade of the dwelling or any porch, and shall not occupy more than 50% of the lot frontage.

23.121.3 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum lot frontage: 6.7m
- b) Minimum interior and exterior side yard: 1.2m
- c) Maximum lot coverage: 45%

23.121.4 Site Specific Regulations for Block 3

The following site specific regulations apply:

- a) Front yard along an Arterial Road:
 - a. Minimum: 1.0m
 - b. Maximum: 4.5m
- b) Maximum height: 14.0m

- c) Minimum density: 30 units per hectare
- d) Maximum density: 75 units per hectare
- e) Minimum outdoor amenity area: 5m²

23.121.5 Prohibited Uses for Block 4

The following uses are prohibited:

- a) Residential uses
- b) Personal service
- c) Medical clinic
- d) Artisan workshop
- e) Industrial facility
- f) Industrial sales and service
- g) Service office

23.122 SITE SPECIFIC PROVISION 122

The regulations contained in this section apply to the following Location:

Location	2060 Jetstream Road
Source	File Number: Z-9592
Parent Zone(s)	LI2

23.122.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 45.3m

23.123 SITE SPECIFIC PROVISION 123

The regulations contained in this section apply to the following Location:

Location	2908 Dundas Street
Source	File Number: Z-9627
Parent Zone(s)	LI2

23.123.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum landscaped strip along the eastern and southern lot lines: 15.0m

23.124 SITE SPECIFIC PROVISION 124

The regulations contained in this section apply to the following Location:

Location	14847 Gore Road
Source	File Number: Z-25002
Parent Zone(s)	NM3

23.124.1 Site Specific Regulations

The following site specific regulations apply:

- a) The front façade and principal entrances of the units along Gore Road shall be oriented to the street.
- b) Minimum interior side yard for stacked townhouse dwellings: 5.5m

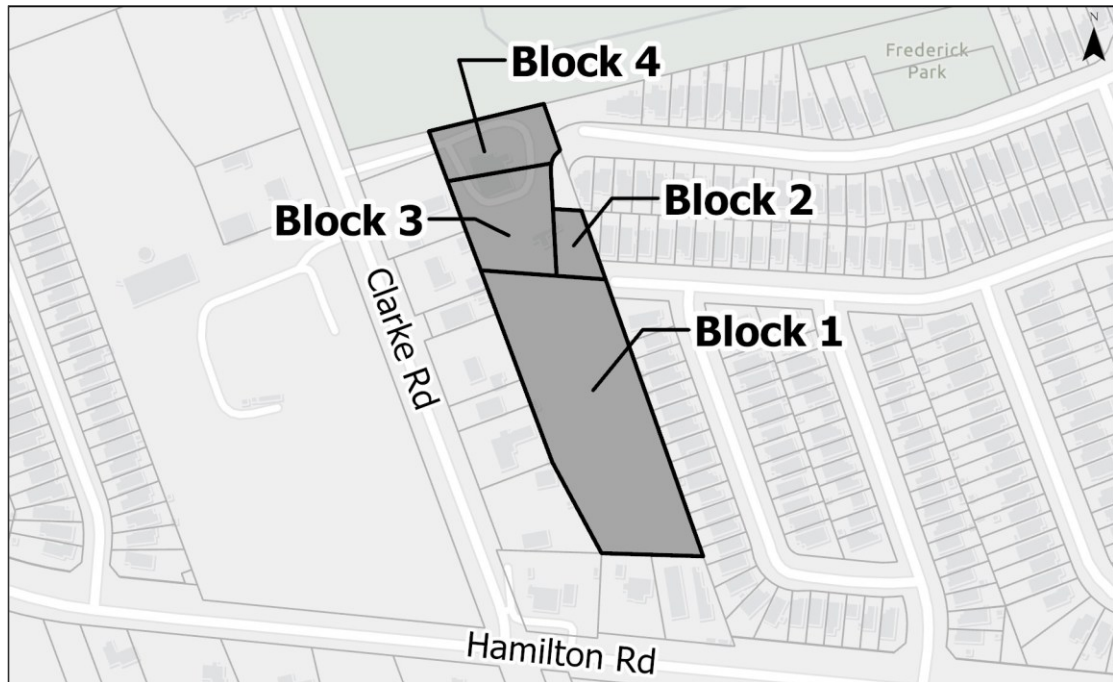
23.125 SITE SPECIFIC PROVISION 125

The regulations contained in this section apply to the following Location:

Location	20 Clarke Road
Source	File Number: Z-25038
Parent Zone(s)	NR4

23.125.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.125.2 Additional Permitted Uses for Block 1

The following additional uses are permitted:

- a) Cluster housing

23.125.3 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum front yard: 3.0m
- b) Minimum east interior side yard: 5.0m

23.125.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum front yard for garages for garages on a Local Street: 5.0m

23.125.5 Site Specific Regulations for Block 3

The following site specific regulations apply:

- a) Minimum lot frontage per unit: 6.7m
- b) Minimum front yard:
 - a. For main dwelling: 3.0m

- b. For garage: 6.0m
- c) Maximum front yard: 6.0m

23.125.6 Site Specific Regulations for Block 4

The following site specific regulations apply:

- a) Minimum front yard: 4.5m
- b) Minimum rear yard: 6.0m
- c) Minimum interior side yard: 3.0m

23.126 SITE SPECIFIC PROVISION 126

The regulations contained in this section apply to the following Location:

Location	1658-1678 Evangeline Street
Source	File Number: Z-25049
Parent Zone(s)	NR3

23.126.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 4.6m
- b) Minimum interior side yard: 1.5m
- c) Minimum setback from a rail corridor: 23.0m

23.126.2 Parking Regulations

The following parking regulations apply:

- a) Notwithstanding any other provisions of this by-law, a required parking space is permitted in a driveway located within a front yard.

23.127 SITE SPECIFIC PROVISION 127

The regulations contained in this section apply to the following Location:

Location	553 and 557 Upper Queen Street
Source	File Number: Z-9747
Parent Zone(s)	NM4

23.127.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Cluster townhouse dwellings

23.127.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 4.0m
- b) Minimum interior side yard, including windows to habitable rooms where the side wall of a dwelling unit faces the lot line: 3.0m
- c) Maximum lot coverage: 43%
- d) Maximum density: 47 units per hectare

23.128 SITE SPECIFIC PROVISION 128

The regulations contained in this section apply to the following Location:

Location	80 and 82 Base Line Road West
Source	File Number: Z-9750
Parent Zone(s)	NR1

23.128.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 1.3m
- b) Minimum east interior side yard: 5.4m
- c) Minimum west interior side yard: 5.8m
- d) Maximum west interior side yard encroachment: 4.9m
- e) Minimum landscaped open space: 29%
- f) Maximum density: 386 units per hectare
- g) Maximum height: 30.0m

23.128.2 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces: 22

23.129 SITE SPECIFIC PROVISION 129

The regulations contained in this section apply to the following Location:

Location	279 Sarnia Road
Source	File Number: Z-9774
Parent Zone(s)	NR2

23.129.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 3.0m
- b) Maximum front yard: 4.5m
- c) Minimum west interior side yard: 3.0m
- d) Minimum rear yard where principal entrances and windows to habitable rooms face the rear yard: 8.0m
- e) Maximum density: 91 units per hectare

23.130 SITE SPECIFIC PROVISION 130

The regulations contained in this section apply to the following Location:

Location	383 Clarke Road and 1906 Whitney Street
Source	File Number: Z-9779
Parent Zone(s)	NR2

23.130.1 Site Specific Regulations

The following site specific regulations apply:

- a) Clarke Road shall be deemed to be the front lot line.
- b) Minimum lot frontage: 17.4m
- c) Minimum front, rear, interior, and exterior side yard: 2.0m
- d) Maximum height: 10.5m
- e) Maximum density: 100 units per hectare

23.130.2 Parking Regulations

The following parking regulations apply:

- a) Minimum parking aisle width: 6.0m

23.131 SITE SPECIFIC PROVISION 131

The regulations contained in this section apply to the following Location:

Location	566 Southdale Road East and 818 Easy Street
Source	File Number: Z-9785
Parent Zone(s)	NR2

23.131.1 Site Specific Regulations

The following site specific regulations apply:

- a) Front and exterior side yard:
 - i. Minimum: 1.5m
 - ii. Maximum: 4.5m
- b) Minimum east interior side yard: 1.8m
- c) Maximum height: 14.0m
- d) Maximum density: 105 units per hectare

23.132 SITE SPECIFIC PROVISION 132

The regulations contained in this section apply to the following Location:

Location	1425 Creamery Road
Source	File Number: Z-25024
Parent Zone(s)	LI2

23.132.1 Parking Regulations

The following parking regulations apply:

- a) Minimum parking area setback to Dundas Street: 3.0m

23.133 SITE SPECIFIC PROVISION 133

The regulations contained in this section apply to the following Location:

Location	767 Southdale Road East
Source	File Number: Z-25083
Parent Zone(s)	NM2

23.133.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front, interior, and exterior side yard: 3.0m
- b) Maximum height: 18.5m
- c) Minimum first storey height: 4.0m
- d) Maximum density: 180 units per hectare

23.134 SITE SPECIFIC PROVISION 134

The regulations contained in this section apply to the following Location:

Location	1911 North Routeledge Park
Source	File Number: OZ-25080
Parent Zone(s)	MS2

23.134.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Commercial parking structures and/or lots
- b) Bed and breakfast establishments
- c) Dwelling units all portions of the first storey, except for the northern portion of the building fronting Hyde Park Road

23.134.2 Only Permitted Uses

The following uses are the only uses permitted for the northern portion of the building fronting Hyde Park Road:

- a) Non-residential first storey uses

23.134.3 Site Specific Regulations

The following site specific regulations apply:

- a) The front façade and primary building entrance shall be oriented to the adjacent higher-order street.
- b) Minimum front and exterior side yard: 3.0m
- c) Minimum setback from daylight triangle: 1.6m
- d) Minimum rear yard: 7.0m

- e) Maximum density: 185 units per hectare
- f) Maximum height: 28.0m or 8 storeys
- g) Minimum first storey height: 4.0m

23.135 SITE SPECIFIC PROVISION 135

The regulations contained in this section apply to the following Location:

Location	230 Adelaide Street
Source	File Number: OZ-25082
Parent Zone(s)	CI1

23.135.1 Site Specific Regulations

The following site specific regulations apply:

- a) The property line abutting Adelaide Street North shall be deemed the front lot line.
- b) The property line abutting Rectory Street shall be considered the rear lot line.

23.136 SITE SPECIFIC PROVISION 136

The regulations contained in this section apply to the following Location:

Location	590 Gainsborough Road
Source	File Number: OZ-25093
Parent Zone(s)	NM3

23.136.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Daycare centre within an apartment building

23.136.2 Site Specific Regulations

The following site specific regulations apply:

- a) The front lot line shall be deemed to be Gainsborough Road.
- b) Minimum front and exterior side yard: 3.0m
- c) Minimum interior side yard: 8.0m

- d) Maximum height: 32.0m
- e) Minimum first storey height: 4.0m
- f) Maximum density: 270 units per hectare

23.137 SITE SPECIFIC PROVISION 137

The regulations contained in this section apply to the following Location:

Location	144 Base Line Road West
Source	File Number: Z-25107
Parent Zone(s)	NR4

23.137.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 19.8m
- b) Minimum lot area: 789.9m²
- c) Minimum front yard: 4.9m
- d) Minimum exterior side yard: 2.0m
- e) Minimum interior side yard:
 - i. When the building wall contains no windows to bedrooms: 2.8m
 - ii. When the building wall contains windows to bedrooms: 4.5m
- f) Maximum density: 115 units per hectare

23.137.2 Parking Regulations

The following parking regulations apply:

- a) Minimum parking setback from northerly property line: 1.5m
- b) Minimum drive aisle and parking aisle width: 6.0m

23.138 SITE SPECIFIC PROVISION 138

The regulations contained in this section apply to the following Location:

Location	99 Oakside Street
Source	File Number: OZ-25111
Parent Zone(s)	NR4

23.138.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Apartment building within the existing building
- b) Artisan workshop, restricted to the ground floor of an apartment building within the existing building

23.138.2 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard to the existing building: 5.6m
- b) Minimum rear yard to the existing building: 11.4m
- c) Minimum south interior side yard to the existing building: 4.9m
- d) Minimum north interior side yard to the existing building: 0.0m
- e) Minimum landscaped open space: 15% or as existing on the date of the passing of this by-law, whichever is less
- f) Maximum lot coverage: as existing on the date of the passing of this by-law
- g) Maximum density: 70 units per hectare

23.138.3 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces for all permitted uses within the existing building: 5
- b) No parking spaces shall be permitted between the building façade and the street, excluding a maximum of 1 barrier-free parking space.

23.139 SITE SPECIFIC PROVISION 139

The regulations contained in this section apply to the following Location:

Location	116-118 Adelaide Street North
Source	File Number: Z-25060
Parent Zone(s)	NR2

23.139.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front and north interior side yard: 2.0m
- b) Minimum south interior side yard: 0.2m
- c) Maximum density: 80 units per hectare

23.140 SITE SPECIFIC PROVISION 140

The regulations contained in this section apply to the following Location:

Location	116-118 Adelaide Street North
Source	File Number: Z-25060
Parent Zone(s)	NR2

23.140.1 Additional Permitted Uses

The following additional uses are permitted within the existing building:

- a) Place of worship
- b) Personal service establishment
- c) Commercial school

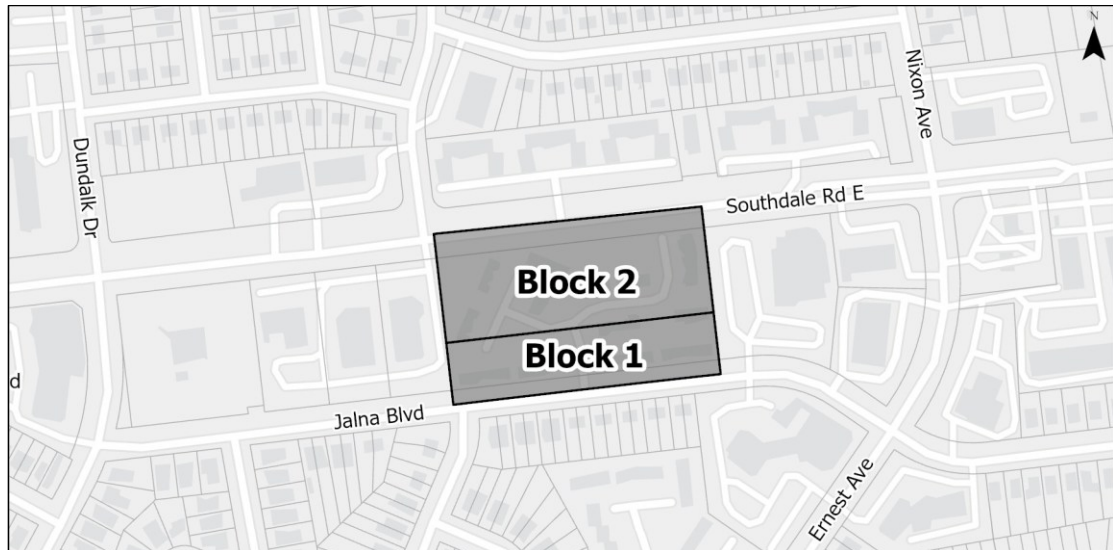
23.141 SITE SPECIFIC PROVISION 141

The regulations contained in this section apply to the following Location:

Location	870 Jalna Boulevard
Source	File Number: Z-25123
Parent Zone(s)	NR6

23.141.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.141.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) Minimum front yard: 1.8m
- b) Minimum east interior side yard: 2.9m

23.141.3 Additional Permitted Uses for Block 2

The following additional uses are permitted:

- a) Apartment
- b) Day care centre restricted to the first storey of an apartment

23.141.4 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) Minimum front yard: 3.0m
- b) Maximum height: 28.0m
- c) Minimum first storey height: 4.0m
- d) Maximum density: 170 units per hectare
- e) Minimum landscaped open space: 25%
- f) Minimum step back above the 6th storey from the front edge of the podium: 2.5m

23.142 SITE SPECIFIC PROVISION 142

The regulations contained in this section apply to the following Location:

Location	656 Huron Street
Source	File Number: Z-25130
Parent Zone(s)	NR4

23.142.1 Site Specific Regulations

The following site specific regulations apply:

- a) Maximum density: 54 units per hectare
- b) Minimum front yard: 9.0m
- c) Minimum east interior side yard for semi-detached houses:
 - i. When the building contains no windows to habitable rooms: 1.2m
 - ii. When the building contains windows to habitable rooms: 2.5m
- d) Minimum east and west interior side yard for townhouses:
 - i. When the building contains no windows to habitable rooms: 1.5m
 - ii. When the building contains windows to habitable rooms: 2.5m

23.142.2 Parking Regulations

The following parking regulations apply:

- a) Front yard parking is prohibited.

23.143 SITE SPECIFIC PROVISION 143

The regulations contained in this section apply to the following Location:

Location	732 Wellington Street and 282 Piccadilly Street
Source	File Number: Z-25148
Parent Zone(s)	NR3

23.143.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum lot frontage: 11.0m
- b) Minimum lot area: 325m²

- c) Minimum front yard to the existing building on the date of the passing of the by-law: 2.9m
- d) Minimum rear yard to the existing building on the date of the passing of the by-law: 2.8m
- e) Minimum north interior side yard to the existing building on the date of the passing of the by-law: 0.0m
- f) Minimum south interior side yard to the existing building on the date of the passing of the by-law: 1.4m
- g) Maximum lot coverage: 50%, as existing on the date of the passing of the by-law
- h) Minimum landscaped open space: as existing on the date of the passing of the by-law

23.143.2 Parking Regulations

The following parking regulations apply:

- a) Minimum number of parking spaces: 1
- b) Minimum parking area setbacks from each side lot line, as existing on the date of the passing of the by-law: 0.0m

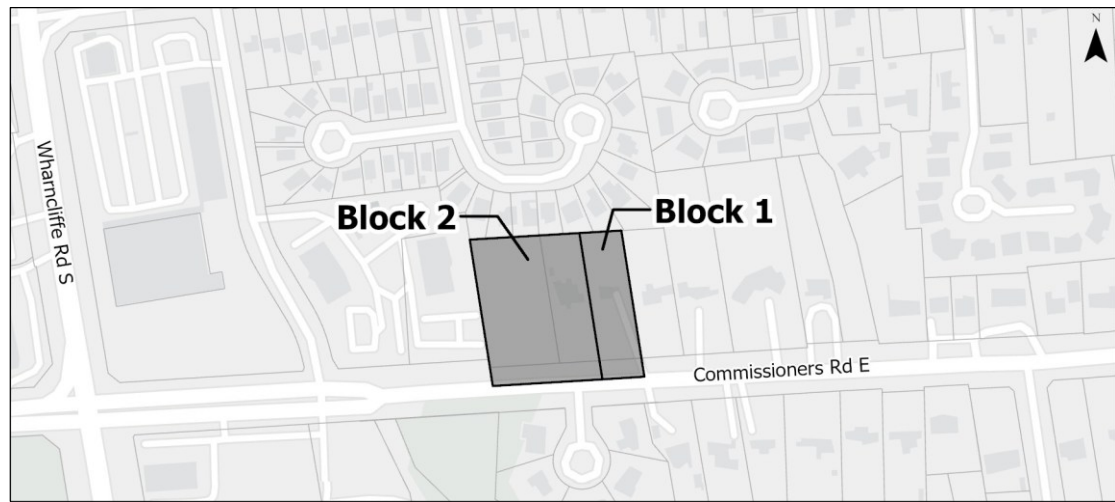
23.144 SITE SPECIFIC PROVISION 144

The regulations contained in this section apply to the following Location:

Location	68-80 Commissioners Road East
Source	File Numbers: Z-25146 and Z-25147
Parent Zone(s)	NR2

23.144.1 Site Specific Map

The following map shows where this Site Specific Provision applies:



23.144.2 Site Specific Regulations for Block 1

The following site specific regulations apply:

- a) The front façade and principal entrances of the units along Commissioners Road East shall be oriented to the street.
- b) Minimum lot frontage: 28.0m
- c) Minimum front yard: 3.0m
- d) Minimum west interior side yard: 1.5m
- e) Maximum density: 63 units per hectare

23.144.3 Site Specific Regulations for Block 2

The following site specific regulations apply:

- a) The front façade and principal entrances of the units along Commissioners Road East shall be oriented to the street.
- b) Minimum front yard: 3.0m
- c) Maximum density: 65 units per hectare

23.145 SITE SPECIFIC PROVISION 145

The regulations contained in this section apply to the following Location:

Location	1851 Hamilton Road
Source	File Numbers: Z-25127

Parent Zone(s)	LI1
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23.145.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Medical clinic

23.145.2 Site Specific Regulations

The following site specific regulations apply:

- a) Hamilton Road shall be deemed to be the front lot line.
- b) Minimum lot depth: 55.0m
- c) Minimum rear yard: 3.0m
- d) Minimum landscaped open space: 10%

23.146 SITE SPECIFIC PROVISION 146

The regulations contained in this section apply to the following Location:

Location	550 Ridout Street North and 82-90 Kent Street
Source	File Numbers: OZ-25152
Parent Zone(s)	NR1

23.146.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 0.5m
- b) Minimum interior and exterior side yard: 0.0m
- c) Minimum rear yard: 1.0m
- d) Maximum balcony projections in all yards: 0.0m

23.147 SITE SPECIFIC PROVISION 147

The regulations contained in this section apply to the following Location:

Location	1851 Hamilton Road
Source	File Numbers: OZ-25127
Parent Zone(s)	LI1

23.147.1 Site Specific Regulations

The following site specific regulations apply:

- a) Minimum front yard: 3.0m
- b) Maximum height: the lesser of 18.0m or 5 storeys
- c) Maximum density: 120 units per hectare

23.148 SITE SPECIFIC PROVISION 148

The regulations contained in this section apply to the following Location:

Location	63 Greenfield Drive
Source	File Numbers: Z-26016
Parent Zone(s)	NR6

23.148.1 Site Specific Regulations

The following site specific regulations apply:

- a) The front face and principal entrance of the unit adjacent to Greenfield Drive shall be oriented to the street.
- b) Minimum lot frontage: 25.0m
- c) Minimum south interior side yard: 6.0m

23.148.2 Parking Regulations

The following parking regulations apply:

- a) Minimum drive aisle width: 6.0m

23.149 SITE SPECIFIC PROVISION 149

The regulations contained in this section apply to the following Location:

Location	523 First Street
Source	File Numbers: Z-25053
Parent Zone(s)	LI1

23.149.1 Additional Permitted Uses

The following additional uses are permitted within the existing building:

- a) Place of worship

- b) Personal service
- c) Commercial school

Section 24: Holding Provisions

- a) Where the symbol "H" appears on a zoning map as a prefix to a zone applying to certain lands, notwithstanding the provisions of the zone, unless this By-law has been amended to remove the relevant "H" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone for existing uses, or for such other uses set out in the relevant Holding Zone Provisions in this section.
- b) The relevant Holding Zone Provisions are denoted by the number (if any) immediately following the symbol "H" on the zoning map.

24.1 HOLDING ZONE PROVISIONS

H150: Natural Heritage System

a) Purpose

To determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System of the Official Plan, an agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "H1" symbol.

b) Permitted Interim Uses

Existing use.

H151: Existing Livestock Facility

a) Purpose

To implement the Provincial Minimum Distance Separation (MDS) regulations, the "H2" holding provision will not be deleted until the existing livestock facility has been removed or, through removal of building infrastructure, is no longer capable of housing livestock.

b) Permitted Interim Uses

Existing uses.

H152: Traffic Study

a) Purpose

To ensure the appropriate development of the site and limit the impact of the development on the existing roadways, a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development. The "H3" symbol shall be deleted upon the acceptance of the traffic study by the City of London.

H153: Record of Site Condition

a) Purpose

To address concerns of site contamination, a Record of Site Condition shall be carried out by a qualified professional and submitted to the Ministry of the Environment. The City of London will remove the "H4" holding provision once the Ministry is satisfied that the Record of Site Condition is satisfactory.

H154: Methane Gas Study

a) Purpose

The "H5" symbol shall not be deleted until a methane gas study is completed and mitigation measures are implemented, if required, to the satisfaction of City Engineer.

H155: Stormwater Servicing Report

a) Purpose

To ensure the orderly development of the lands the "H6" symbol shall not be deleted until a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer.

b) Permitted Interim Uses

Existing Uses.

H156: Municipal Emergency Communication System

a) Purpose

To ensure that the Municipal Emergency Communication System is functional and uninterrupted, the holding symbol shall not be deleted until subsequent studies determine no impacts exist or mitigation measures are identified and mutually agreed upon to the satisfaction of the City of London.

b) Permitted Interim Uses

Permitted uses within existing buildings.

H157: Servicing Arrangement

a) Purpose

To ensure the orderly development of lands and the adequate provision of municipal services, the “H8” symbol shall not be deleted until appropriate servicing arrangements are provided to the satisfaction of the City.

H158: Archeological Assessment

a) Purpose

The proponent shall retain a consultant archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property. Development or property alteration shall only be permitted on the subject property containing archaeological resources or areas of archaeological potential if the archaeological resources have been conserved by removal and documentation, or by site preservation (Stages 3 and 4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists. Engagement with the appropriate First Nations shall be completed consistent with the policies of The London Plan. All archaeological assessment reports, in both hard copy format and digitally in Portable Document Format (PDF), will be submitted to the City of London once MCM has accepted them into the Public Registry. Significant

archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted on site. No demolition, new exterior construction, grading, or any other activity where soil disturbance will occur or might be reasonably anticipated shall take place on the subject property prior to the City of London receiving the MCM compliance letter indicating that all archaeological licensing and reporting requirements have been satisfied.

H159: Heritage Impact Assessment

a) Purpose

To ensure that cultural heritage resource(s) are conserved, not adversely affected by a proposed development, and to ensure that development is in a form compatible with the cultural heritage resource(s). The removal of the "H10" holding provision shall not occur until such time as it has been demonstrated to the satisfaction of the City, through the acceptance of a Heritage Impact Assessment, that the cultural heritage resource(s) are conserved, not adversely affected by a proposed development, and that the development is in a form that is compatible with the cultural heritage resource(s), and any recommended mitigation measures are reflected in a development agreement for the proposed.

H160: Noise, Vibration and Safety Measures

a) Purpose

To ensure there are no land use conflicts between the proposed sensitive land uses and arterial roads, rail lines, and/or existing land uses, the "H11" shall not be deleted until the owner agrees to implement all noise and vibration attenuation measures and/or safety measures for possible train derailments, as recommended through the required reports as acceptable to the City.

H161: Full Municipal Servicing Availability

a) Purpose

To ensure the orderly development of lands and the adequate provision of municipal services, the "H12" shall not be removed until full municipal services are available to the site.

b) Interim Permitted Uses:

Existing Uses and private water and sanitary servicing permitted.

H162: Servicing Capacity Report

a) Purpose

To ensure the orderly development of lands, the “H13” symbol shall not be deleted until a servicing capacity report has been prepared and confirmation that a municipal sewer outlet is available to service the site to the satisfaction of the City. Development applications will have to satisfy this condition prior to development taking place.

H163: Ecological Replacement and Compensation Plan

a) Purpose

To ensure a suitable location for the compensation of the proposed natural heritage feature removals is established and protected for the long-term, the “H14” shall not be deleted until an identified compensation area has been designated on Map 1 and Map 5 of The London Plan and zoned in a manner that will ensure its long-term protection, consistent with an accepted Ecological Replacement and Compensation Plan (ERCP), all to the satisfaction of the City. Development applications will have to satisfy this condition prior to development taking place. The ERCP will need to demonstrate no net loss to the natural heritage system.

H100: Noise and Vibration Attenuation Measures

a) Purpose

To ensure that mitigating measures are undertaken in areas adjacent to transportation and utility corridors, an agreement shall be entered into, following consultation with relevant agencies, covering requirements for incorporating appropriate noise and/or vibration attenuation measures into the design of the development, prior to the removal of the "H100" symbol.

b) Permitted Interim Uses

Existing uses; any non-residential use permitted by the applicable zones.

H101: Public Site Plan Review

a) Purpose

To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "H101" symbol. Notwithstanding this, residential developments of 10 or fewer units are exempt from Public Site Plan Meetings, as per Bill 23, More Homes Built Faster Act, 2022.

b) Permitted Interim Uses

Residential Developments of 10 units or fewer.

H102: Development Near Landfill Sites

a) Purpose

To ensure that development in the vicinity of operating and closed landfill sites will occur in a safe manner and in accordance with the Environmental Protection Act, agreements shall be entered into specifying any necessary studies and protective measures to the satisfaction of the City of London, demonstrating that the development in the form and manner proposed, will not be adversely affected prior to the removal of the "H102" symbol.

b) Permitted Interim Uses

Existing uses.

H103: Aggregate Resource Extraction

a) Purpose

To ensure that aggregate resource extraction does not take place in advance of the municipal review and approval of an aggregate extraction license application submitted to the City of London by the Ministry of Natural Resources prior to the removal of the "H103" symbol.

b) Permitted Interim Uses

Existing uses.

H104: Industrial/Residential Land Use Conflicts

a) Purpose

To ensure that there is no land-use conflict between industrial and proposed residential uses on these lands, the "H104" symbol shall not be deleted until all industrial uses have been removed from the site and abutting residentially zoned lands.

b) Permitted Interim Uses

Existing uses.

H105: Development Agreement

a) Purpose

To ensure the orderly development of lands and the adequate provision of municipal services, the "H105" symbol shall not be deleted until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London.

b) Permitted Interim Uses

Existing uses.

H106: Heritage Resource Protection

a) Purpose

- i. Until this By-law is amended to remove the Holding Provisions, the Holding Provisions and Interim Provisions shall apply;
- ii. To ensure the protection and preservation of the City's Heritage Resources, and to ensure that new development and redevelopment does not affect the integrity or result in the destruction of the City's Heritage Resources, the following conditions must be satisfied prior to the removal of the Holding Provisions:

- a) The existing building exterior must be designated under the Ontario Heritage Act by the City of London;
- b) The site and buildings, or portions thereof. Must be subject to an easement, or easements, to provide for municipal services, heritage preservation, and conservation purposes, in favour of the City of London, to the satisfaction of the City of London.
- c) The affected lands will be subject to Site Plan Control under Section 41 of the Planning Act, R.S.O. 1990, c. P.13 and a development agreement must be entered into by the owner of the subject lands and the City of London.
- d) An agreement to permit additional uses on this site must be entered into with the City of London to permit additional development on the site in exchange for retaining and preserving the heritage resources on the subject land.

b) Permitted Uses/Interim Provisions

Interim Uses legally existing on the 5th day of October, 1992.

H107: Noise and Dust Study

a) Purpose

To ensure that development within 300 metres of a resource extraction operation will not be adversely impacted by the presence of such an operation, a noise and dust impact study shall be completed and any mitigation measures contained therein shall be carried out to the satisfaction of the City of London in conjunction with the Ministry of the Environment and Energy and the Ministry of Natural Resources prior to the removal of the "H107" symbol. Notwithstanding the regulations of residential zones in this By-law to the contrary, new buildings intended for human occupancy shall have a minimum separation distance of 135 metres from a Resource Extraction (FL5) Zone or area licensed for gravel extraction. Any deviation from the 135 metres regulation would only be considered on the basis of the noise and dust impact study referred to above.

b) Permitted Interim Uses

Existing uses.

H108: Municipal Sanitary Sewer and Water Services

a) Purpose

To ensure the orderly development of lands and the adequate provision of municipal services, the "H108" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.

b) Permitted Interim Uses

Dry uses on individual sanitary facilities permitted by the applied Zone.

H109: Private Temporary Water and Sewerage Systems

a) Purpose

To ensure the orderly development of lands located at 2185 Highbury Avenue North and part of 2225 Highbury Avenue North (formerly 2135 Highbury Avenue North), notwithstanding the permitted uses, uses permitted on private temporary water and sewerage systems shall be limited to place of worship, school and day care uses.

H110: Environmentally Sensitive Area or Natural Feature

a) Purpose

To ensure that development will not have a negative impact on an environmentally sensitive area, or natural feature, an agreement shall be entered into specifying any necessary preventative measures, based on study(ies) to the satisfaction of the City of London conducted by qualified professional(s) demonstrating that development in the form proposed will not adversely affect the area or feature, prior to the removal of the "H110" symbol.

b) Permitted Interim Uses

Uses permitted by the applicable zone within existing buildings.

H111: On-site Septic Treatment System

a) Purpose

To ensure that the on-site septic treatment system is adequate to accommodate a proposed use and that there will not be any adverse impact on groundwater resources or recharge functions, an agreement shall be entered into specifying any necessary preventative measures, based on study(ies) to the satisfaction of the City of London conducted by qualified professional(s) demonstrating that the use or development in the form proposed will not adversely affect the area.

b) Permitted Interim Uses

Existing Uses.

H112: Recycling Facility

a) Purpose

To ensure the development of the recycling facility will be planned, designed, operated and maintained in such a way as to promote compatibility with adjacent, existing and future land uses, and to minimize any adverse impacts on the natural environment, the “H112” symbol shall not be deleted until a Certificate of Approval has been granted by the Ministry of Environment.

H113: Clarke Road Noise Study

a) Purpose

To ensure that development is not adversely impacted by industrial uses on the east side of Clarke Road, a noise study shall be undertaken and an agreement shall be entered into, covering requirements for incorporating appropriate attenuation measures into the design of the development, prior to the removal of the "H113" symbol.

b) Permitted Interim Uses

Existing uses.

H114: Environmental Review and Approval

a) Purpose

To ensure that all environmental reviews and approvals have taken place for the location, quality and quantity of discharge from the pollution control plant. The "H114" symbol shall not be deleted until a Certificate of Approval has been issued by the Ministry of the Environment of the Province of Ontario which will deal with the discharge of effluent from the pollution control plant.

H115: Southside Pollution Control Plant

a) Purpose

To ensure compliance with Official Plan Amendment No. 279, any expansion to the Southside Pollution Control Plant shall not occur until an environmental assessment under the Environmental Assessment Act, R.S.O. 1990, c E.18, as amended, or any subsequent legislation has been completed including any reviews and appeals beyond the initial 4 MIGD (million imperial gallons per day). The "H115" symbol shall not be deleted or amended until and unless any additional capacity has been authorized through an environmental assessment under the aforementioned Act and a Certificate of Approval has been issued by the Ontario Ministry of the Environment, Conservation and Parks.

b) Permitted Interim Uses

Pollution control plant to a maximum capacity of 4 MIGD (million imperial gallons per day).

H116: Noise Assessment Reports

a) Purpose

To ensure there are no land use conflicts between the commercial and residential land uses, the "H116" symbol shall not be deleted until the owner agrees to implement all noise attenuation and design mitigating measures as recommended in noise assessment reports, acceptable to the City of London.

H117: Development Agreement: Urban Design

a) Purpose

To encourage a street-oriented development, to ensure that the residential infill development is designed to mitigate impacts on adjacent residential

properties, and provide for a high quality of urban design, a development agreement shall be entered into to ensure that new residential infill development is designed substantially consistent with the design concept tabled by the developer as part of the rezoning application, to the satisfaction of the City of London, prior to the removal of the "H117" symbol.

b) Permitted Interim Uses

Existing Uses.

H118: Tree Retention Plan

a) Purpose

To ensure the owner undertakes a tree retention plan as part of any future subdivision development, the "H118" symbol shall not be deleted until a tree preservation report and plan has been prepared by a qualified ecological consultant in accordance with the Tree Preservation Policy and is implemented to the satisfaction of the General Manager of Planning & Development.

b) Permitted Interim Uses

Existing Uses.

H119: Lot Consolidation

a) Purpose

To ensure that there is a consistent lotting pattern in this area, the "H119" symbol shall not be deleted until the part block has been consolidated with adjacent lands.

H120: Lot Consolidation

a) Purpose

To ensure that there is a consistent lotting pattern in this area, the "H120" symbol shall not be deleted until the part block has been consolidated with adjacent lands.

H121: Urban Design Concepts

a) Purpose

To ensure that the urban design concepts established through the Official Plan and/or Zoning amendment review process are implemented, a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and addresses identified urban design issues.

b) Permitted Interim Uses

Existing Uses

H122: Access Driveway Impacts

a) Purpose

To assess the degree of impact that the access driveway will have on the adjacent woodland, identify potential mitigation measures and determine appropriate ecological compensation, an Environmental Impact Study will be completed to the satisfaction of the City of London prior to the removal of the “H122” symbol.

b) Permitted Interim Uses

Existing uses.

H123: Development Agreement: Urban Design

a) Purpose

To ensure that the urban design concepts established through the Zoning amendment review process are implemented, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and addresses identified urban design issues.

H124: Lot Consolidation

a) Purpose

To ensure that there is a consistent lotting pattern in this area, the “H124” symbol shall not be deleted until the block has been consolidated with adjacent lands.

H125: Access and Water Service

a) Purpose

To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the “H125” symbol.

b) Permitted Interim Uses

A maximum of 80 residential units.

H126: Comprehensive Storm Drainage and Stormwater Management Report

a) Purpose

To ensure that a comprehensive storm drainage and stormwater management report prepared by a consulting engineer is completed to address the stormwater management strategy for all lands within the subject plan and external lands where a private permanent on-site storm drainage facility is proposed for any block or blocks not serviced by a constructed regional stormwater management facility. The "H126" symbol shall not be deleted until the report has been accepted to the satisfaction of the General Manager of Planning and Development and City Engineer.

H127: Comprehensive Storm Drainage and Stormwater Management Report

a) Purpose

To ensure that a comprehensive storm drainage and stormwater management report prepared by a consulting engineer is completed to address the stormwater management strategy for all lands within the subject plan and external lands where a private permanent on-site storm drainage facility is proposed for any block or blocks not serviced by a constructed regional stormwater management facility. The "H127" symbol shall not be deleted until

the report has been accepted to the satisfaction of the General Manager of Planning and Development and City Engineer.

H128: Parcel Development

a) Purpose

To ensure that this parcel is developed in conjunction with abutting lands, to the satisfaction City of London, prior to removal of the "H128" symbol.

H129: Parcel Development

a) Purpose

To ensure that this parcel is developed in conjunction with abutting lands, to the satisfaction City of London, prior to removal of the "H129" symbol.

H130: Municipal Services and Access

a) Purpose

To ensure adequate provision of municipal services and access are provided, the "H130" shall not be lifted until municipal servicing and access are adequately addressed through future planning applications to the satisfaction of the General Manager of Planning and Development.

b) Permitted Interim Uses

Existing Uses.

H131: Regulatory Flood Elevation

a) Purpose

To ensure that flood proofing requirements are incorporated and/or that dry, safe access to the Regulatory Flood Elevation is achieved to the satisfaction of the Upper Thames River Conservation Authority.

H132: Development Agreement: Urban Design (Old Victoria Area Plan)

a) Purpose

To ensure that urban design objectives for the town centre and public square are addressed, a site plan will be approved and development agreement entered into which, to the satisfaction of the City Planner, incorporates the community design guidelines for the Old Victoria Area Plan. A requirement of the site plan submission will include an overall design concept plan, a design brief, and building elevations which details how the ultimate development will be designed and built in accordance with the community design guidelines.

b) Permitted Interim Uses

Existing Uses.

H133: Hydraulic Floodway Analysis

a) Purpose

To ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the Upper Thames River Conservation Authority.

H134: Comprehensive Development Concept and Public Site Plan Meeting

a) Purpose

To ensure the orderly redevelopment of the site, the "H134" symbol shall not be deleted and no development can occur beyond 47,120 square metres gross floor area until a comprehensive (re)development concept site plan and urban design brief are completed at the time of site plan review and a public site plan meeting is held.

b) Permitted Interim Uses

Permitted uses in stand-alone buildings, enclosed shopping centre format and/or non-enclosed shopping centre format totalling 47,120 square metres.

H135: Development Agreement and Ministry of Transportation Permit

a) Purpose

To ensure the orderly development of the lands and the adequate provision of municipal services, the "H135" symbol shall not be deleted until a development agreement is entered into and permits are issued by the Ministry

of Transportation as required by the Public Transportation and Highway Improvement Act or any successor legislation.

b) Permitted Uses

Existing Uses.

H136: Development Agreement: Urban Design

a) Purpose

To ensure the orderly development of the site the following items shall be addressed through site plan review and a development agreement be entered into by the owner/developer and the City of London:

- a) Urban design objectives through the submission of an urban design brief and building elevations; and
- b) Provision for joint access with the property to the east of the subject site.

H137: Development Agreement: Urban Design

a) Purpose

To ensure that urban design is addressed at site plan, a site plan will be approved and a development agreement will be entered into which incorporates the design objectives as identified in the Council resolution.

H138: Sanitary and Stormwater Servicing Reports

a) Purpose

To ensure the orderly development of the lands the symbol shall not be deleted until sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.

H139: Easement for Parking and Vehicular Ingress/Egress

a) Purpose

To ensure that adequate parking is provided, the "H139" symbol shall not be deleted until an easement for parking and Vehicular ingress/egress is provided over 570 Gainsborough Road to the satisfaction of the City Engineer.

H140: Hydrogeotechnical Evaluation

a) Purpose

To ensure the Owner undertakes a hydrogeotechnical evaluation and identify geotechnical conditions as well as all required erosion set back maintenance, erosion, structural, geotechnical setbacks, and ensure that all matters of slope stability are adequately engineered for the subject site in the above noted areas by the Professional Engineer, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority prior to removal of the "H140" symbol.

H141: Stormwater Management System Servicing

a) Purpose

To ensure the proposed stormwater management system servicing serving this subdivision is constructed and operational, the holding provision shall not be deleted until these works have been completed to the satisfaction of the City.

H142: Development Agreement: Urban Design (Richmond Street-Old Masonville Master Plan and Urban Design Guidelines)

a) Purpose

To ensure that the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines, established through the Official Plan and Zoning amendment review process, are implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and urban design principles identified in the Master Plan and Urban Design Guidelines to the satisfaction of the Director, Land Use Planning and City Planner prior to the removal of the "H142" symbol.

b) Permitted Interim Uses

Existing Uses

H143: Storm/Drainage and Stormwater Management Servicing Design Report

a) Purpose

To ensure the orderly development of the subject lands, the “H143” symbol shall not be removed until a storm/drainage and stormwater management (SWM) servicing design report has been prepared and accepted for the subject lands to ensure that the that future development has the sufficient storm outlet and SWM servicing to the specifications and satisfaction of the City Engineer.

b) Permitted Interim Uses

Existing Uses.

H144: Private On-site Sanitary Disposal System

a) Purpose

To ensure the orderly development of the lands, the “H144” shall not be deleted until a private on-site sanitary disposal system has been designed and can be implemented to the satisfaction of the Managing Director, Development and Compliance Services and Chief Building Official.

H145: Noise and Design Mitigation Measures

a) Purpose

To ensure the orderly development of lands and the adequate provision of municipal services, the "H145" symbol shall not be deleted:

- i) Until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London;
- ii) Until the owner agrees to implement all noise attenuation and design mitigating measures as recommended in noise assessment reports, acceptable to the City of London; and
- iii) That urban design is addressed at site plan, a site plan will be approved and a development agreement will be entered into which, to the

satisfaction of the City Planner, incorporates the design objectives as identified in the June 12, 2012 Council resolution. A requirement of the site plan submission will include an urban design brief and building elevations which detail how the objectives have been achieved.

b) Permitted Interim Uses

Existing Uses; automobile sales and service establishment permitted by the applicable zone within existing buildings.

H146: Urban Design Principles and Placemaking Guidelines

a) Purpose

To ensure that development is consistent with the City of London Urban Design Principles and Placemaking Guidelines, the “H146” shall not be deleted until urban design guidelines have been prepared and implemented through the subdivision agreement, to the satisfaction of the City of London.

b) Permitted Interim Uses

Existing Uses.

H147: Hydrogeological Study

a) Purpose

To ensure that development will not have any negative impacts on the groundwater in the area, with specific attention given to any negative impacts on existing wells, a Hydrogeological Study shall be prepared by a qualified professional and submitted to the City to evaluate the potential impact of the proposed development to area private wells and provide recommendations for monitoring post construction impacts and possible mitigation measures to the satisfaction of the City Engineer prior to the removal of the “H147” symbol. Any recommendations contained therein shall be incorporated into the development agreement to the satisfaction of the City of London.

H148: Hamlyn Street Extension

a) Purpose

The removal of the “H148” shall not occur until such time as the as the alignment of the Hamlyn Street extension has been determined and the Owner has entered into an agreement with the City of London, to the satisfaction of the City Engineer, to construct and convey Hamlyn Street. Map 3 of The London Plan may be amended to reflect the determined alignment of a proposed future road corridor, without the need for an Official Plan amendment.

H149: Storm/Drainage and Stormwater Management Servicing Works

a) Purpose

To ensure the orderly development of the subject lands, the “H149” symbol shall not be removed until the design of the proposed storm/drainage and SWM servicing works from the proposed development is completed in accordance Pincombe Drain Strom Drainage, Stormwater Management and Drain Restoration Schedule “B” Municipal Class EA Summary Report (Stantec, 2013), City of London design and specifications, MOE requirements and guidelines all to satisfaction of the City Engineer, it being noted that any proposed works must be located outside the footprint of the future Pincombe No.4 SWM facility location as identified in the Municipal Class EA; or the regional Pincombe No.4 SWM facility is functional and operational.

H150: Species at Risk Assessment

a) Purpose

To outline the extent to which development will be permitted and ensure that development will not have a negative impact on significant wildlife habitat, an agreement shall be entered into specifying appropriate development conditions and boundaries based on a Species at Risk Assessment prepared in accordance with the Endangered Species Act to the satisfaction of the Managing Director, Planning and City Planner prior to the removal of the “H150” symbol.

H151: Environmental Assessment Study of Wonderland Road South

a) Purpose

In order to ensure that building setbacks and design elements on lands along Wonderland Road South are not impacted by the widening of Wonderland Road as identified through the results of the Wonderland Road Environmental Assessment, no development shall be approved within 28.5 metres of the centerline of Wonderland Road South and until such time as the Environmental Assessment (EA) Study of Wonderland Road South is approved and a further Zoning By-law Amendment is in full force and effect to reflect the ultimate right-of-way.

H152: Environmental Assessment for the Bostwick Road

a) Purpose

To ensure the size and configuration of lots and blocks is appropriate for the area and suitably serviced the “H152” symbol shall not be deleted until after the Environmental Assessment for the Bostwick Road realignments has been completed and a subdivision agreement is entered into specifying conditions of development, to the satisfaction of Council.

H153: Street-Oriented Development and Noise Attenuation Mitigation

a) Purpose

To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with The London Plan.

H154: Pottersburg Creek Storm Drainage, Flood Control and Remediation Works

a) Purpose

To ensure that the works required to implement the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project are completed prior to any development on the site, the “H154” symbol shall not be deleted until the “as-built” drawings for the required works are submitted and accepted to the satisfaction of the Upper Thames River Conservation Authority and City Engineer.

H155: Urban Design Features

a) Purpose

To ensure that urban design is addressed at site plan, a development agreement shall be entered into that incorporates high quality urban design features that recognize the prominent gateway location of the site, including enhanced building and landscape design, screened service and loading areas, and building orientation and setbacks. The “H155” symbol shall not be deleted until building elevations and site plan have been submitted that recognizes the prominent gateway location of the site, to the satisfaction of the City Planner.

H156: Tree Preservation Report and Plan

a) Purpose

To ensure that as much of the existing vegetation is retained, the holding provision will not be deleted until a tree preservation report and plan has been prepared by a qualified ecological consultant and is implemented to the satisfaction of City of London.

H157: Construction of Gleeson Street

a) Purpose

To ensure the orderly development of lands, the “H157” symbol shall not be deleted until a development agreement associated with plan of subdivision provides for the dedication and construction of Gleeson Street to municipal standards, between Ashland Avenue and McCormick Boulevard, as proposed in the Concept Plan, attached as Schedule “1” of the amending by-law, as part of a future development proposal.

H158: Urban Design Guidelines

a) Purpose

To encourage high quality urban design for the redevelopment of the former McCormick factory site, a development which, with minor Page 30 of 39 variations at the discretion of the Managing Director, Planning and City Planner, is consistent with the conceptual site plan attached as Schedule “1” to the amending by-law and with the Urban Design Guidelines, attached as

Schedule “2” of the amending by-law, will be assessed during the site plan approval/review process and a development agreement is entered into with the City of London prior to the removal of the “H158” symbol.

H159: Land Use Compatibility Report

a) Purpose

To ensure the orderly development of lands, the “H159” symbol shall not be deleted until a Land Use Compatibility report associated with a site plan is undertaken which provides direction on how the proposed sensitive land uses can be appropriately designed, buffered and/or separated from the existing major facilities to prevent or mitigate potential adverse effects.

H160: West Five Urban Design Guidelines

a) Purpose

To ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development of the lands is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London prior to the removal of the “H160” symbol.

b) Permitted Interim Uses

Existing Uses

H161: Urban Design Policies in Riverbend South Secondary Plan

a) Purpose

To encourage building orientation towards public streets and public spaces, a site plan shall be approved and a development agreement shall be entered into which ensures that future development of the lands complies with the urban design policies identified in the Riverbend South Secondary Plan, to the satisfaction of the City of London prior to the removal of the “H161” symbol.

b) Permitted Interim Uses

Existing Uses

H162: Analysis of Compatibility

a) Purpose

To prevent or minimize possible adverse effects on sensitive land uses created by industrial properties an analysis of compatibility between industrial facilities (D6 Guidelines) shall be carried out by a qualified professional and submitted to the City and any recommendation contained therein for mitigation measures be undertaken to the satisfaction of the Site Plan Approval Authority, prior to the removal of the "H162" symbol.

H163: On-Site Water Servicing

a) Purpose

To ensure that development occurs in a safe manner, no new structures that would require municipal servicing shall be erected, or the use of the Wellington Pavilion Building be permitted until it is demonstrated to the City Engineer that the on-site water servicing meets current City standards, prior to the removal of the "H163" symbol.

H164: On-Site Water Servicing

a) Purpose

To ensure that adequate provision of municipal water services, the "H164" symbol shall not be deleted until it is demonstrated to the City Engineer that the on-site water servicing meets current City standards.

b) Permitted Interim Uses

Conservation lands, Conservation works, Cultivation of land for agricultural/horticultural purposes, Greenhouses, Institutional uses, Managed forest, Office of a charitable non-profit organization and associated uses, Offices in association with an institutional use, Outdoor farmers market, Playground, Passive recreational uses which include hiking trails and multi-use pathways, Private Schools, Recreational Buildings, Recreational buildings

in association with conservation lands and public parks, Sports fields without structures, Wellness Centre.

H165: Compatibility Study

a) Purpose

To ensure that there is no land-use conflict between existing industrial and future residential uses on these lands, the "H165" symbol shall not be deleted and the lands shall not be developed for residential uses until a compatibility study has demonstrated that Ministry of the Environment and Climate Change D-6 Guidelines: Compatibility between Industrial Facilities and Sensitive Land Uses can be met, or mitigation measures provided, to the satisfaction of the City of London.

b) Permitted Interim Uses.

Any non-residential use permitted by the applicable zones.

H166: Public Site Plan Review

a) Purpose

To ensure that residential development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "H166" symbol.

b) Permitted Interim Uses

Residential Developments of 10 units or fewer.

H167: Archeological Monitoring Mitigation Strategy

a) Purpose

To ensure archaeological matters are addressed, the owner/developer's consultant archaeologist licensed by the Ministry of Tourism, Cultural and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) shall prepare an archeological monitoring mitigation strategy to the satisfaction of the City of London, prior to the removal of the "H167" symbol.

H168: Urban Design Guidelines for High Density Residential

a) Purpose

To ensure that the built form is guided by a consistent design approach, Urban Design Guidelines shall be prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, and adopted under Section 19.2.2 (Guideline Documents) of the Official Plan; with the input of the Urban Design Peer Review Panel and to the satisfaction of the City of London, to establish an overall design vision based on holistic and comprehensive consideration of all development sites within the master plan lands.

H169: Urban Design Guidelines for High Density Residential

a) Purpose

To ensure that new development is designed and approved consistent with the Urban Design Guidelines prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, the site plan, building elevations, and landscape plan will be assessed for compliance with the approved Urban Design Guidelines during the site plan approval review process; and a development agreement entered into to the satisfaction of the City of London prior to the removal of the "169" symbol.

b) Permitted Interim Uses

Existing uses.

H170: Hydrology and Natural Heritage Impacts

a) Purpose

To ensure that development will not have a negative impact on the hydrology and hydrogeology or on the natural heritage system including the abutting wetland and woodland features, an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study and a Stormwater Management Study shall be prepared and accepted to the satisfaction of the UTRCA and the City of London, prior to removal of the "H170" symbol.

b) Permitted Interim Uses

Existing uses.

H171: Hydrology and Natural Heritage Impacts

a) Purpose

To determine the extent to which development will be permitted and ensure that development will not have a negative impact on the hydrology and hydrogeology or on the natural heritage system including the abutting wetland and woodland features, an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study and a Stormwater Management Study shall be prepared and accepted to the satisfaction of the UTRCA and the City of London, prior to removal of the "H171" symbol.

b) Permitted Interim Uses

Existing uses.

H172: Archaeological Assessments

a) Purpose

The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport. All archaeological assessment reports, in both hard copy format and as a PDF, will be submitted to the City of London once the Ministry of Tourism, Culture and Sport has accepted them into the Public Registry. Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing. No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter

indicating that all archaeological licensing and technical review requirements have been satisfied.

b) Permitted Interim Uses

Uses within the existing building where no soil disturbance takes place.

H173: Regiment Road Public Access to Southdale Road West

a) Purpose

To ensure there is adequate water service and appropriate access, the Regiment Road public access to Southdale Road West must be available to the satisfaction of the Deputy City Manager, Environment and Infrastructure or designate, prior to the removal of the “H173” symbol.

H174: 3207 Woodhull Road, Impacts on the Natural Heritage System

a) Purpose

To determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System, an agreement shall be entered into specifying appropriate development conditions and boundaries, based on a Subject Lands Status Report and/or Environmental Impact Study, Hydrogeological Report/Water Balance, and Geotechnical Report that have been prepared to the satisfaction of the City of London and/or the Upper Thames River Conservation Authority, as applicable, prior to the removal of the “H174” symbol.

b) Permitted Interim Uses

Uses permitted in the AG2 Zone.

H175: Mitigation Measures for Derailments

a) Purpose

To ensure there are no land use conflicts between the Canadian Pacific Rail corridor and the proposed residential and/or sensitive uses, mitigation measures for safety from possible derailments are required, that effectively

integrate into the urban design and heritage resources, as acceptable to the City of London.

b) Permitted Interim Uses

Existing uses within existing buildings.

H176: 537 Crestwood Drive, Geotechnical/Slope Stability Study

a) Purpose

To ensure there will be no conflicts between the existing aggregate resource extraction use and the proposed residential uses, the "H176" symbol shall not be deleted until a geotechnical/slope stability study is prepared which confirms the Erosion Hazard Limit and addresses potential erosion hazards based on the proposed development, layout and site grading, to the satisfaction of the City of London, the report shall be submitted only at such time as all active pit licenses have been surrendered and a rehabilitation plan and site restoration plan have been completed for the adjacent aggregate resource extraction area.

H177: 258 Richmond Street, Noise Analysis

a) Purpose

To prevent or minimize possible adverse effects on sensitive land uses created by the Canadian Nation Railway (Main Line), a noise analysis shall be carried out at the time of a change of use permit by a qualified professional and submitted to the City. Any recommendations contained therein for mitigation measures shall be implemented to the satisfaction of the Site Plan Approval Authority, prior to the removal of the "H177" symbol.

b) Permitted Interim Uses

Uses permitted in the BDC Zone other than residential.

H178: 689 Oxford Street West, Parking Garage

a) Purpose

To ensure the parking garage adjacent to the Canadian National (CN) Railway main line is designed to a crash wall standard, including structural drawings with details of reinforcing. The crash wall designs must be to the satisfaction of the Deputy City Manager, Planning and Development or designate prior to development of the lands and removal of the “H178” symbol.

H179: Slope Stability and Geotechnical Requirements

a) Purpose

To ensure that all issues regarding hydrogeology, erosion setback maintenance, erosion structural, geotechnical setbacks and all matters relating to slope stability will be dealt with through the site plan approval process to the satisfaction of the City of London and the Upper Thames Conservation Authority (UTRCA) prior to the removal of the “H179” symbol.

H180: Noise and Vibration Attenuation Measures

a) Purpose

To ensure there are no land use conflicts between the rail line and the proposed residential uses, the “H180” shall not be deleted until the owner agrees to implement all noise and vibration attenuation measures, recommended in the noise assessment report acceptable to the City of London.

H181: 1140 Fanshawe Park Road East, Direct Pedestrian Connectivity

a) Purpose

The removal of the “H181” symbol shall not occur until such a time as the Owner has provided direct pedestrian connectivity from Devos Drive to Sunningdale Road East, to the satisfaction of the City. The centreline of the pedestrian connection shall not be located more than 15.0 metres from the centreline of Devos Drive.

H182: Access and Storm Servicing

a) Purpose

To ensure vehicular and pedestrian access and storm servicing is provided, the removal of the “H182” shall not occur until such time as appropriate easements and a joint use and maintenance agreement with 349 Southdale Road East are in place, MECP approval for shared services is obtained, and an approved amendment to the Development Agreement for 349 Southdale Road East is in place to incorporate works proposed by subject site, all to the satisfaction of the City Engineer.

H183: Sanitary Servicing and Strategy

a) Purpose

To ensure sanitary servicing is provided, the removal of the “H183” shall not occur until such time as appropriate easements and a joint use and maintenance agreement with 349 Southdale Road East are in place, MECP approval for shared services is obtained, and an approved amendment to the Development Agreement for 349 Southdale Road East is in place to incorporate works proposed by subject site, all to the satisfaction of the City Engineer. Alternatively, the removal of the “H183” shall not occur until a servicing strategy is provided demonstrating services can be provided solely on the subject lands, to the satisfaction of the City Engineer.

H184: Noise Study

a) Purpose

To ensure that development is not adversely impacted by noise, a Noise Study shall be undertaken and an agreement shall be registered on title to ensure any attenuation measures are incorporated into the design of the development and any warning clauses are included in tenancy agreements, as recommended by the Noise Study, to the satisfaction of the City Engineer prior to the removal of the "H184" symbol.

H185: Water Strategy and Adequate Capacity

a) Purpose

To ensure the adequate provision of municipal services, the holding provision shall not be removed until such time as there is an accepted water strategy and adequate capacity available.

H186: 3317 White Oak Road, Sanitary Reports

a) Purpose

To ensure development on these lands at 3317 White Oak Road stays within the allotted population (404p) and peak flow amount (4.54L/s), to mitigate against known basement flooding issues downstream of the site along Jalna Blvd. The “H186” symbol shall not be removed until sanitary reports have been prepared and confirmation the sanitary system is implemented to the satisfaction of the City Engineer.

H187: 3317 White Oak Road, Noise Study

a) Purpose

To ensure that the proposed development does not negatively impact nearby sensitive uses, a noise study shall be undertaken, and any identified mitigative measures be incorporated into the development. The “H187” symbol shall not be removed until such time as a development agreement is entered into which incorporates the recommended mitigative measures from an approved noise study.

H188: Water Strategy and Adequate Capacity

a) Purpose

To ensure the adequate provision of municipal services, the holding provision shall not be removed until such time as there is an accepted water strategy and adequate capacity available.

H189: Master Plan

a) Purpose

To ensure the orderly development of lands, a masterplan shall be prepared to the satisfaction of the City, to provide an organizational structure that establishes: pedestrian connections, vehicular connections, development parcels, landscaping and amenity areas.

b) Permitted Uses

Existing Uses.

H190: 3010-3050 Yorkville Street, Security and Bonus Agreement

a) Purpose

To ensure the implementation of the Bonus (B-57) Zone, the “H190” symbol shall not be deleted until the required security has been provided, and the existing bonus agreement has been updated, to the satisfaction of the City.

b) Permitted Interim Uses

Existing Uses

H191: Impacts on Cultural Heritage Resources

a) Purpose

To ensure that development will not have negative impacts on cultural heritage resources on, and adjacent to the subject property, and to ensure the long-term conservation of these resources, the following shall be prepared and accepted to the satisfaction of the City of London, prior to the removal of the “H191” symbol:

- i) An Arborist Report – from a certified arborist and landscape architect – which will include a detailed assessment of existing vegetation on the Eldon House grounds, Harris Park and other adjacent properties, and make recommendations to protect significant vegetation and minimize potential impacts during preconstruction, construction and post-construction activities, as well as recommendations to minimize long term impacts (i.e. shadowing, micro-climate changes) due to development on the subject property;
- ii) A Building Condition Assessment – from a licensed architect and professional structural engineer with experience with heritage buildings – which will include a comprehensive assessment of the current condition (including a structural evaluation) of cultural heritage resources on and adjacent to the subject property, along with identification of potential construction impacts and proposed mitigation measures;

- iii) A Conservation Plan – from a qualified member of the Canadian Association of Heritage Professionals (CAHP) – which will include a strategy for the management and conservation of cultural heritage resources on the subject property along with a detailed plan related to their retention, restoration (exterior and interior attributes), future use and integration in the new development, as well plans for buffering and protection during construction; and
- iv) A Vibration Study – from a professional engineer – to determine the levels of vibration that are acceptable to avoid negative impacts during construction, and establish benchmark levels, and include the development of an inspection, monitoring and implementation plan, along with proposed mitigation measures.

b) Permitted Interim Uses

All permitted uses within the existing buildings.

H192: Mitigation Measures for Safety

a) Purpose

To ensure there are no land use conflicts between the rail line and the proposed residential and/or sensitive uses, mitigation measures for safety from possible derailments are required, that effectively integrate into the urban design and heritage resources, as acceptable to the City of London.

b) Permitted Interim Uses

Existing uses within existing buildings.

H193: Ecological Replacement and Compensation Plan

a) Purpose

To ensure the ecological replacement of natural heritage features, the “H193” symbol shall not be deleted until an Ecological Replacement and Compensation Plan has been reviewed and accepted by the City that demonstrates the replacement of the ecosystem features and functions to be removed in a manner that enhances the Natural Heritage System on at least a one-to-one land area basis and is implemented to the satisfaction of the City.

H194: Noise and Vibration Attenuation Measures

a) Purpose

To ensure there are no land use conflicts between the proposed sensitive land uses and arterial roads, rail lines, and/or existing land uses, the “H194” shall not be deleted until the owner agrees to implement all noise and vibration attenuation measures, recommended in noise and vibration assessment reports acceptable to the City of London.

H195: Municipal Water System and Fire Flow Capacity

a) Purpose

To ensure the Owner/Developer can demonstrate the existing municipal water system is adequate to support the proposed development and if fire flows required are larger than what is identified in Dillons revised report, it would be a responsibility of the developer to upsize any municipal watermain(s) necessary to meet the fire flow demands required for that development, all to the specifications and satisfaction of the City.

H196: Concept Plan

a) Purpose

To encourage street orientated development for the two medium density blocks, the Owner shall prepare a concept plan to demonstrate how the front façade of the buildings can be oriented towards public streets, parks and open spaces, which will be executed by a future development agreement for Blocks 2 and 3 prior to the removal of the “H196” symbol.

H197: Access Easements

a) Purpose

To ensure that access easements benefiting adjacent landowners be provided to protect the abutting landowners’ access to the rear yards of the units, which will be executed by a future development agreement for Block 4 prior to the removal of the “H197” symbol.

Section 25: Bonusing Provisions

25.1 BONUSING PROVISIONS

- a) Lands subject to a bonus agreement predating the effective date of this By-law remain subject to By-law Z-1. Reference is made to these lands are shown on Schedule “A” to this By-law. The provisions of By-law Z-1 shall apply to those lands.

Section 26: Temporary Use Permissions

26.1 TEMPORARY ZONE PROVISIONS

T164: 324 York Street

a) Purpose

To allow the site to function as a surface commercial parking lot for a temporary period of 3 years.

T165: 1992 Fanshawe Park Road West

a) Purpose

This temporary use is hereby extended until September 26, 2026

T166: 4680 Wellington Road South

a) Purpose

This Temporary use is hereby extended for an additional 3 years beginning November 4, 2025.

T167: 376-390 Hewitt Street and 748 King Street

a) Purpose

This Temporary Use is hereby extended for an additional 2 years beginning July 22, 2025.

Section 27: Interim Control By-laws

[To be included in a further draft]

Section 28: Enactment

28.1 EFFECTIVE DATE

This By-law shall come into force the day that it was passed if no appeals are received.

If an appeal(s) is received, this By-law, or portions thereof, shall come into force when such appeals have been withdrawn or finally disposed of whereupon the By-law, except for those parts or provisions repealed or amended, shall be deemed to have come into force and effect the day the By-law is passed.

28.2 READINGS AND SIGNATURES

ENACTED AND PASSED this XXth day of XXXXX, 2027.

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Mayor

Clerk