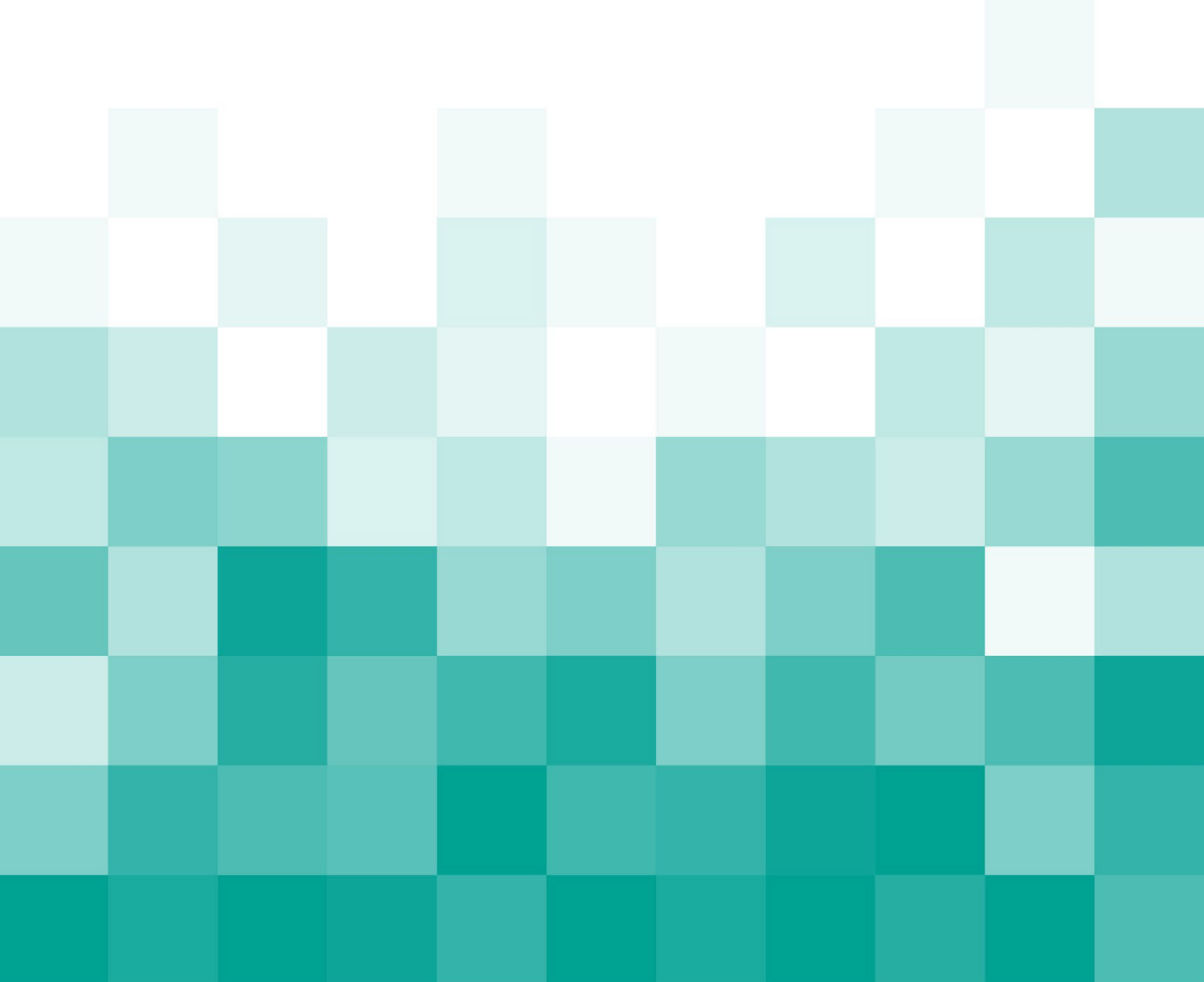




City of London

Draft Zoning By-law

May 2026



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Section 1: Administration

1.1 ENFORCEMENT

1.1.1 Short Title

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

1.1.2 Applicable Area

The provisions of this By-law apply to all lands within the municipal boundaries of the City of London as shown on Schedule 1.

1.1.3 Purpose

This 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.

1.1.4 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.

1.1.5 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.

1.1.6 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*.

1.1.7 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.

1.1.8 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 enacted by the City on [date].

1.1.9 Transition to New Zoning By-law

[not available]

1.1.10 Repeal of Existing By-law

[not available]

1.1.11 Non-conforming Use

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.

1.1.12 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; and
- c) Consolidation of amendments to this By-law.

1.1.13 Amendments

[not available]

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 gender.

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.”

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 blank cell in a permitted use table means a use is not 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 Common Abbreviations

The following abbreviations are used within this By-law:

- a) “FAR” is an abbreviation for “floor area ratio”

- b) “h” is an abbreviation for “holding”
- c) “m” is an abbreviation for “metres”
- d) “max” is an abbreviation for “maximum”
- e) “min” is an abbreviation for “minimum”
- f) “uph” is an abbreviation for “units per hectare”

1.2.4 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 and percentage figures that 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.

1.2.5 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 Commercial Recreation Zone	GS2
Cemetery Zone	GS3

Zone Name	Zone Symbol
Hazard Zone	GS4
Natural Heritage Zone	GS5
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 Core Zone	TV2
Transit Village Periphery Zone	TV3
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 High-Density Zone	NR1
Neighbourhood Major Street Zone	NR2

Zone Name	Zone Symbol
Neighbourhood Compact Residential Zone	NR3
Neighbourhood Mid-Size Lot Residential Zone	NR4
Neighbourhood Large Lot Residential Zone	NR5
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 and Business 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 Intensive Agriculture Zone	FL1
Farmland Agriculture Zone	FL2
Farmland Agricultural-Related Commercial Zone	FL3
Farmland Agricultural-Related Industrial Zone	FL4
Farmland Resource Extraction Zone	FL5
Rural Neighbourhood Residential Zone	RN1
Rural Neighbourhood Commercial Zone	RN2
Rural Neighbourhood Mixed-Use Zone	RN3
Waste Management Zone	WM1
Hazard Overlay Zone	HZO
Heritage Overlay Zone	HRO

1.3.2 Location of Zones

The zones are shown in Schedule 1, which is attached and forms part of this By-law. The lands identified on Schedule 1 as being within a zone are subject to the provisions of this By-law applicable to that zone or zones.

1.3.3 Zone Boundaries

When determining the extent and boundaries of any zone as shown on Schedule 1, 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 1.3.3 (a) and 1.3.3 (b) do not apply, the boundary is parallel to the street line and the distance therefrom shall be scaled from Schedule 1.
- d) Where none of the above regulations apply, the boundary shall be scaled from Schedule 1.

1.3.4 Multiple Zones on a Lot

Where a lot is split into two or more zones, the following regulations apply:

- a) Buildings and structures are subject to the regulations that apply to the zone where they are located. If a building or structure is located in two or more zones, the more restrictive regulation applies.
- b) Each zone shall be interpreted as a lot for the purposes of applying the regulations of that zone.

1.3.5 Multiple Uses on a Lot

Where any building, structure or lot is used for more than one permitted use, the building, structure or lot shall comply with the provisions of this By-law relating to each use.

Section 2: Definitions

Advanced manufacturing facility means the use of any building for any manufacturing, industry, and related 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.

Agricultural-related commercial use means the use of any lot, building, or structure for commercial uses that are directly related to local farm operations; benefit from being in close proximity to farm operations; is compatible with, and shall not hinder, surrounding farm operations; provides direct-to-farm products or services as a primary activity; and generates minimal external impacts from noise, vibration and odour.

Agricultural-related industrial use means the use of any lot, building, or structure for industrial uses that are directly related to local farm operations including the storage and processing of agricultural products such as grain, seed, feed, fertilizer and chemical products; benefit from being in close proximity to farm operations; is compatible with, and shall not hinder, surrounding farm operations; and provides direct-to-farm products or services as a primary activity. This definition includes livestock related uses, unless otherwise specified.

Agriculture means the use of any lot, building, or structure for: 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. This definition includes crop cultivation and intensive agriculture.

Agri-tourism means the use of any lot or building for farm-related tourism uses, including limited accommodation such as a bed and breakfast, limited wedding and banquet facilities, that promote the enjoyment, education or activities related to the farm operation.

Airport means the use of any lot for the pickup and discharge fare-paying passengers on aircraft, and the takeoff, landing, loading, maintenance, repair and storage of aircraft licensed by Transport Canada.

Apartment means the use of any building for five or more separate dwelling units divided vertically and/or horizontally. The following uses are excluded from this definition: multiplex, townhouse and stacked townhouse.

Artisan workshop means the use of any building 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. Accessory uses may include a retail store selling goods produced on the premises.

Auto 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.

Campground means the use of any lot as an overnight tenting or camping area, where people are temporarily accommodated in tents, trailers, travel trailers, motor home or similar facilities. The following uses are excluded from this definition: mobile home.

Casino means the use of a building for the purposes of gaming that is authorized by the Province of Ontario.

Cemetery means the use of any lot as a place for the interment of the deceased or in which human bodies have been buried and may include a crematorium, mausoleum and a columbarium.

Cluster housing means the use of a lot for a group of dwelling units, in which each dwelling unit may not have legal frontage on a public street or road. The type of building and form of dwelling unit within the cluster shall be determined by other residential uses permitted on the lot.

Community facility means the use of any lot or building for recreational, leisure, or institutional community activities such as a library, place of worship, arena, swimming pool, indoor and outdoor recreation, and meeting rooms where the control of which is vested in the municipality, a non-profit organization, a local board, or agent thereof. The following uses are included in this definition: day care centres; service offices which provide social services intended to promote and improve people's independence; economic self-efficiency; and, social and health development, where the control of which is vested in the municipality, a non-profit organization, a local board or agent thereof. Accessory uses may include a cemetery, or a dwelling unit associated with a

place of worship for the faith leader. The following uses operated for profit or gain are excluded from this definition: recreation facility, outdoor recreation, and service offices.

Conservation means the use of any lot or building for the preservation, management, and enhancement of the natural environment.

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

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. This use is also considered to be agriculture under this By-law. The following uses are excluded from this definition: intensive agriculture.

Day care centre means the use of any lot or building for providing temporary care and/or guidance for up to twenty-four continuous hours to more than five persons who are not of common parentage, including children, seniors, and/or persons with special needs. This use is also considered to be a community facility under this By-law.

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. This definition excludes the following: a mobile home.

Dwelling unit means a single and independent housekeeping establishment 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, 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 of the habitable areas and facilities of the dwelling unit.

Emergency dispatch station means the use of a lot or building for a fire hall, police station, or emergency medical service (EMS) facility where emergency service vehicles are stored, maintained, and dispatched from. Accessory uses may include offices associated with the primary use, and the regular maintenance and minor repair of emergency service vehicles.

Entertainment facility means the use of any building 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.

Fairgrounds means the use of any lot or building for holding fairs 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 a horse racing facility, or casino that is authorized by the Province of Ontario.

Farm house means the use of any lot or building in a Farmland Zone for up to three separate dwelling units on one lot including: a) a primary residential dwelling, and b) up to two additional residential dwellings, where at least one dwelling is located within or attached to the building for the primary dwelling.

Farm market means the use of any lot or building for the purpose of selling fruit, vegetables, meat, dairy products, and handicraft products sold to the general public, a portion of which are produced or processed by agricultural uses in the area.

Funeral home means the use of any building for the preparation of corpses for interment by a licensed undertaker.

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.

Group home means the use of any building for providing semi-dependant or supervised group living accommodation that may include associated support services, and: a) Is for 10 persons or less, 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 Province of Ontario and/or Government of Canada legislation. A group home must be the only residential use of the lot it is located on. The following uses are excluded from this definition: lodging house, and shelter.

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

Industrial facility – general (class II) means the use of any lot or building for the production, processing, manufacturing, fabrication, assembly, or similar processes that is categorized as a Class I facility in the D-6 Series Guidelines based on the following

criteria: a) outputs: sounds are occasionally heard off site, frequent and/or occasionally intense dust or odour; ground-borne vibration are possible but not felt off site; b) Scale: open storage only permitted when listed as a permitted use in this By-Law, medium production levels; c) process: open process with low probability of emissions impacting other properties; and, d) operations: frequent movement of products and/or heavy trucks with the majority of movements during daytime hours.

Industrial facility – heavy (class III) means the use of any lot or building for the following uses:

1. The production, processing, manufacturing, fabrication, assembly, or similar processes that is categorized as a Class I facility in the D-6 Series Guidelines based on the following criteria: a) outputs: sounds are frequently heard off site, persistent and/or intense dust or odour; ground-borne vibration are frequently felt off site; b) scale: open storage of raw or finished materials, large production levels; c) process: open process with high probability of emissions impacting other properties; d) operations: continuous movement of products and employees, across multiple shifts; and/or
2. The production, processing, use, or storage of flammable, explosive or other hazardous materials.

Industrial facility – light (class I) means the use of any building for the production, processing, manufacturing, fabrication, assembly, or similar processes that is categorized as a Class I facility in the D-6 Series Guidelines based on the following criteria: a) outputs: sounds are not heard off site, infrequent and not intense dust or odour; no ground-borne vibration on site; b) scale: no open storage permitted, small scale plant; c) process: self-contained plant or building which produces/stores a packaged product with low probability of emissions impacting other properties; and d) operations: daytime operations only, with infrequent movement of products and/or heavy trucks. The following use is included in this definition: an advanced manufacturing facility.

Industrial sales and service means the use of any lot or building for a business that sells, leases, rents, or repairs industrial, agricultural or consumer equipment, machinery, or materials.

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

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 agriculture use. This use is also considered to be agriculture under this By-law.

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

Livestock-related use means the use of a 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. This use is also considered to be an agricultural-related industrial use under this By-law.

Medical clinic means the use of any building for providing medical services, including preventive, diagnostic, treatment, therapeutic, rehabilitative, or counselling services in nature. For the purpose of this definition, treatment may include minor surgeries and overnight accommodation for persons receiving medical services. The following uses are excluded from this definition: personal service and service office.

Mobile home means the use of any dwelling unit that is occupied or designed for occupancy by one family on a permanent basis, in which the following apply: a) the floor area is greater than 65 square metres; b) the dwelling is factory-built; c) the dwelling is connected or designed to be connected to public utilities; and d) the dwelling is designed to be towed on its own chassis, notwithstanding that its running gear may be removed, placed, or designed to be placed on permanent foundations.

Multiplex means the use of any building for up to four separate dwelling units divided horizontally and/or vertically on a single lot. The following uses are excluded from this definition: townhouse and stacked townhouse.

Municipal waste disposal facility means the use of any lot or building for the final disposal of waste and includes landfills, leachate pre-treatment/hailed liquid waste facility, solid waste incinerator, and waste to energy facilities, including the flaring of landfill gas.

Office means the use of any building 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.

On-farm diversified use means the use of any building or lot for uses that are secondary to the primary agricultural use of the property, and are limited in area, and 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 any 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: parking lot, transportation depot, salvage yard, and auto yard.

Outdoor recreation means the use of any lot or building for outdoor commercial leisure and athletic activities operated for profit or gain and can include sport fields, outdoor racquet facilities, outdoor swimming facilities, amusement parks, driving ranges, and miniature golf courses.

Outdoor retail means the accessory use of any lot for buying and selling plants, shrubs, trees, landscaping and gardening products, lumber, wood, building materials, feed, fertilizer, ice, and allied commodities. No outdoor manufacturing or processing is permitted under this use.

Park means the use of any lot consisting largely of open space, which may include outdoor recreational areas, pathways, sports fields or courts, playgrounds, outdoor theatres, outdoor spray pads and swimming pools, or other similar uses in a manner that is generally accessible to the public.

Passenger terminal means the use of any lot or building for buses or trains to pick up and discharge fare-paying passengers.

Personal service means the use of any building for providing personal services, such as the premises of a grooming service, including pets; tailor and/or cobbler; laundromat; dry cleaner; and rentals shop. The following uses are excluded from this definition: medical clinic and service office.

Place of worship means the use of a lot or building for the regular assembly of persons for the practice of religious worship, services or rites. Accessory uses may include a cemetery, or a dwelling unit for the faith leader.

Post-secondary institution means the use of any building 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.

Public drop-off and recycling depot means the use of any lot or building for a municipally owned or controlled drop-off centre open to the public for the collection and transfer of household garbage and recyclable materials, including household, construction, and yard materials. The following uses are excluded from this definition: waste processing facility, municipal waste disposal facility.

Public use means the use of any lot or building for a public agency to provide a service to the public not otherwise defined in this By-law. For the purpose of this definition, "public agencies" include the following: 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 c) any public utility provider.

Recreation facility means the use of any building for the general purpose of participating in social, recreational, or athletic activities. The following uses are excluded from this definition: outdoor recreation, entertainment facility, casino, and training facility.

Research and development means the use of any building 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 facility and industrial facility – light (class I).

Residential care facility means the use of any lot or building for providing semi-dependant or supervised group living accommodation and: a) is for more than 10 persons, 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 Province of Ontario and/or Government of Canada legislation.

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 an 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 building for the preparation and retail sale of food for immediate consumption either on or off the premises, including a licensed drinking establishment.

Retail store means the use of any building for the retail sale, auction, or rental of consumer goods to the public. This definition excludes the following uses: vehicle dealership or rentals.

Rooming house means the use of any building for providing overnight accommodation, which contains more than three rooms with sleeping facilities which are rented or leased individually to occupants, and for the exclusive use of the occupants. The following uses are excluded from this definition: hotel, group home, bed and breakfast, shelter, and residential care facility.

Salvage yard means the use of any lot or building for the wrecking, dismantling, and storage or sale of used goods, wares, or materials. The following uses are excluded from this definition: auto yard and vehicle repair garage.

School means the use of any lot or building for the instruction of primary and secondary education from kindergarten to grade 12, including public, private, or separate schools. Accessory uses may include a day care centre. The following uses are excluded from this definition: training facility.

Self storage means the use of any building for the storage of goods, wares, merchandise, foodstuffs, substances, or articles within individual storage units that are accessible by the user.

Semi-detached house means the use of any building for two dwelling units which are attached vertically by a common wall extending from the base of the foundation to the roof line.

Service office means the use of any building 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 shelter.

Shelter means the use of any building for providing temporary accommodations to individuals who are in immediate need of accommodation and food, and may include the provision of associated support services such as on-going medical, nursing, counselling, and social support services.

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.

Townhouse means the use of any building for 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.

Training facility means the use of any lot or building for the provision of training or educational services which may include, but are not limited to, the instruction of a trade, skill, service (such as driving), administration, business, aviation, language, adult education, or hairdressing.

Transportation depot means the use of any lot or building for the storage, parking, maintenance, of buses, taxis, trucks, tractor trailers, or other commercial vehicles for commercial purposes, rental or leasing, or used for training purposes. The storage of personal vehicles is only permitted while the operator of the personal vehicle is operating a commercial vehicle. The following uses are excluded from this definition: parking lot and auto yard.

Vehicle dealership and rental means the use of any lot or building for the display, sale, lease, or hire of vehicles. For the purpose of 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 or building 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 or building for the sale, direct delivery into motor vehicles, of gasoline or other motor fuels and/or provision of motor vehicle cleaning services.

Veterinary clinic means the use of any building for a veterinarian and their assistants to provide care and treatment to pets raised or housed for recreational or hobby purposes. For the purpose of this definition, "pets" include the following without limiting the generality of the foregoing: dogs, cats, and birds, but excludes livestock or other animals raised for agricultural purposes.

Veterinary hospital means the use of any lot or building for a veterinarian and their assistants to provide care and treatment to livestock and other animals raised for agricultural purposes.

Warehouse means the use of any building for the storage of goods or materials that will later be sold or transported elsewhere for sale or consumption. The following uses are excluded from this definition: self storage and open storage.

Waste processing facility means the use of any building for the primary 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.

Wholesale means the use of any building for selling goods for delivery from the premises to an industrial, commercial, or institutional establishment or organization.

Section 3: General Provisions

3.1 HEIGHT EXEMPTIONS

The following do 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 occupancy;
- c) Communication and utility structures, including hydro, radio, television or microwave towers, antennae, masts, flagpoles, clearance markers, and similar structures;
- d) Outdoor rooftop amenity areas and associated access and support facilities; 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.

3.2 AMENITY AREAS

3.2.1 Common Amenity Areas

- a) A common amenity area shall be located on the same lot as the use for which it is provided;
- b) A common amenity area shall be located in any yard other than a required front yard or required exterior side yard; and
- c) Common 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.

3.2.2 Private Amenity Areas

- a) A private amenity area shall be located on the same lot as the use for which it is provided;
- b) A private amenity area shall be located in any yard other than a required front yard or required exterior side yard; and
- c) A private amenity area shall be accessed from the dwelling unit.

3.3 ACCESSORY BUILDINGS AND STRUCTURES

3.3.1 Permitted Height

The maximum permitted height for an accessory building or structure shall be 10.0 metres for Institutional Zones, Industrial Zones, and Farmland Zones, and 6.0 metres for all other zones.

3.3.2 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 percent of the lot area.
- c) Only 50 percent of the area of a greenhouse used for urban agriculture shall be included in the calculation for lot coverage.

3.3.3 Setbacks

- a) Where multiple setback provisions apply, the greatest minimum setback shall apply.
- b) An accessory building or structure having a gross floor area of less than 10.0 square metres has no required minimum setbacks, provided it is located entirely within the rear yard.
- c) No accessory building or structure shall be permitted within a provided front yard.
- d) 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.
- e) The minimum rear yard setback shall be equal to the required interior side yard setback for the applicable zone, plus 1.0 metre.
- f) 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:
 - a. 0.6 metres for an accessory building or structure not exceeding 4.0 metres in height.
 - b. 2.6 metres for an accessory building or structure exceeding 4.0 metres in height.
- g) Where an accessory building or structure is located in a zone other than a Neighbourhood Mixed-Use Zone, Neighbourhood Residential Zone, or Rural Neighbourhood Zone, and is situated in an interior side yard or rear yard that abuts a Neighbourhood Mixed-Use Zone, Neighbourhood Residential Zone, or Rural

Neighbourhood Zone, the minimum setback from the shared lot line shall be one-half the height of the building or structure, but in no case less than 2.6 metres.

3.4 ACCESSORY USES

Accessory uses are 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.

3.5 ADDITIONAL RESIDENTIAL UNITS

3.5.1 Size and Intensity

- a) Additional residential uses shall be permitted in any zone in association with, and on the same lot as, the following uses, if permitted: detached house, semi-detached house, townhouse, and multiplex.
- b) A maximum of three (3) additional residential units shall be permitted up to a total combined maximum of four (4) dwelling units per lot.
- c) The gross floor area of any additional residential unit shall not exceed 80 percent of the gross floor area of the primary dwelling unit, excluding common or shared utility areas.
- d) No additional parking is required for an additional residential unit. A new additional driveway in association with an additional residential unit is not permitted.
- e) 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.

3.5.2 Number of Bedrooms

- a) No additional residential unit shall have more than two (2) bedrooms.
- b) Outside of Near Campus Neighbourhoods, additional residential units are limited to a maximum of two (2) bedrooms per unit. A maximum of three (3) bedrooms is permitted across all additional residential units located within or attached to the main building, and a maximum of three (3) bedrooms is permitted across all additional residential units located within an accessory building.

3.5.3 Detached Additional Residential Units

- a) All applicable regulations for accessory buildings will apply to detached additional residential units.
- b) A maximum of two (2) additional residential units on a lot may be permitted within a maximum of one (1) accessory building per lot.
- c) A detached additional residential unit may only be permitted in the rear yard or interior side yard.
- d) Notwithstanding c) above, where windows are facing a shared lot line, a minimum 3.0 metres setback shall apply to that lot line.
- e) A detached additional residential unit shall be connected to municipal services.

3.6 HOME OCCUPATIONS

3.6.1 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 percent of the total gross floor area of a dwelling unit, or 50 square metres, whichever is less.
- b) No more than one non-resident person can be employed and operate out of the premise.
- c) No more than six (6) people can be present at any time to receive services, treatment, or instruction.
- d) Employees who are not residents shall only be permitted in association with a home occupation on a lot if the dwelling unit where the home occupation is located has direct access to the public street and not through a shared hallway or vestibule.
- e) Home occupations on lots with more than one dwelling unit shall not include external signage, employees who are not residents of the dwelling, or client visitations unless the dwelling unit has direct access to the public street not through a shared hallway or vestibule.

3.6.2 Permitted and Prohibited Uses

- a) Home occupations shall not serve as a base of operations for people, affiliates or contractors associated with the business, nor can it be used to gather people for transport to another work site.
- b) Home occupations shall not include activities that, by their nature or operation, generate noise, emissions, vibration, odour, traffic, parking or visual impacts that exceed those normally associated with the primary use.
- c) No outdoor use or open storage is permitted in association with home occupations, except for in association with a home day care.

- d) No animals shall be kept or brought into the dwelling unit, except for the purpose of dog and/or cat grooming, with a maximum of five (5) dogs and/or cats that may be present at any time in association with the home occupation.
- e) The following uses are prohibited: direct on-site retail sales of goods; food preparation or food service; and, manufacturing, assembly, or repair, except for handmade clothing, arts, or crafts.

3.6.3 Parking and Deliveries

- a) A maximum of one commercial vehicle or motorized construction equipment shall be permitted, consistent with the parking regulations of this By-law.
- b) No deliveries from vehicles exceeding 5,000 kilograms in weight shall be permitted.
- c) No additional parking spaces shall be required for a home occupation.

3.7 HOUSEHOLD SALES

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

- a) No more than two (2) household sales shall be permitted per calendar year at any one location, and each sale shall not exceed two (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 two (2) consecutive days in duration.

3.8 PUBLIC USES AND UTILITIES

- a) Public uses are permitted in all zones and are subject to applicable zone regulations.
- b) This By-law permits the use of land or the construction of buildings for utilities and essential services (e.g., water, electricity, gas, telecommunications) by the City, utility companies, or government agencies, provided that:
 - i) The building or structure follows the zone regulations; and
 - ii) No goods or materials are stored outside in zones that permit residential uses.

3.9 CONSTRUCTION USES

This By-law permits the use of land in any zone for temporary buildings and trailers associated with construction work occurring on such lot for the duration of construction, or for as long as the building permit is valid, whichever comes first. No temporary

building and/or trailer intended for construction work purposes shall be used for human habitation.

3.10 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 planting strip and an opaque fence, wall, or barrier with a minimum height of 2.0 metres.
- c) These provisions do not apply to open storage accessory to an agricultural use, or to temporary household sales on a residential property.

3.11 VEHICLE STORAGE IN NEIGHBOURHOODS

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

- a) A maximum of one (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.

3.12 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.

3.13 ELECTRIC VEHICLE CHARGING STATIONS

- a) All new residential or mixed-use developments containing more than 40 dwelling units shall provide electric vehicle (EV) charging stations in a minimum of five (5) percent of the required vehicle parking spaces. EV charging stations may be Level 1, Level 2, or Level 3.
- b) Where an addition or expansion to an existing building results in more than 40 dwelling units within the addition or expansion, EV charging stations shall be provided at a rate of five (5) percent of the parking spaces required for the addition or expansion only.
- c) This Section does not apply to a change of use or adaptive reuse of an existing building.
- d) EV charging stations may be located in any parking space, including spaces within private garages associated with townhouse dwellings.

3.14 BICYCLE PARKING

3.14.1 Size and Location

- a) Each long-term bicycle parking space shall have minimum dimensions of 0.6 metres in width and 1.8 metres in length.
- b) Short-term bicycle parking shall be located within 20 metres of a main building entrance, and shall not obstruct pedestrian walkways or barrier-free access routes.

3.14.2 Rates

- a) Long-term bicycle parking shall apply to residential developments with greater than 10 dwelling units at a rate of 0.9 spaces per dwelling unit.
- b) Short-term bicycle parking shall apply at the following rates:
 - i) Residential Uses with greater than 10 dwelling units shall have 0.1 space per dwelling unit, but no less than two (2) spaces.
 - ii) Commercial Uses shall have 0.5 spaces per 100 square metres of gross floor area, but no less than four (4) spaces.

- iii) Institutional and Community Uses shall have 0.4 spaces per 100 square metres of gross floor area, but no less than four (4) spaces.
- iv) Employment Uses shall have 0.4 spaces per 100 square metres of gross floor area, but no less than four (4) spaces.
- v) Industrial Uses shall have 0.2 spaces per 100 square metres of gross floor area, but no less than three (3) spaces.
- c) Bicycle parking shall not be required for conversions of existing non-residential space to new Residential Uses.

3.15 DRIVE-THROUGH FACILITIES

- a) Drive-through facilities are only permitted where listed in the applicable zone.
- b) Drive-through facilities shall be located in the rear and/or interior side yard of the lot.
- c) The minimum setback from the edge of the drive-through lane or speaker to any lot within a zone that permits residential uses shall be 30.0 metres, or 15.0 metres if a 2.4-metre noise attenuation barrier is installed adjacent to the drive-through lane, whichever is closer. A minimum 3.0-metres landscape buffer shall be provided immediately adjacent to the noise attenuation barrier.
- d) Where a drive-through lane abuts a lot within a zone that permits residential uses, a minimum 3.0-metre landscaped buffer shall be provided between the drive-through lane and the lot with permitted residential uses.
- e) The entrance to the stacking lanes shall be set back a minimum of 16.0 metres from the right-of-way.
- f) The minimum number of stacking spaces required for drive-through facilities is as follows:
 - i) Restaurant: 15 spaces
 - ii) Service office: 4 spaces
 - iii) Vehicle service station: 6 spaces
 - iv) All other uses: 6 spaces

3.16 SIGHT TRIANGLES

- a) On any corner lot in all zones except Downtown Zones and Main Street Zones, no driveway or fence, landscaping, building or structure greater than 1.0 metres in height above the grade of the abutting streets shall be permitted within a sight triangle formed by the street lines and a line connecting points on each street line at the following distances from their intersection:
 - i) In all zones, except within Downtown Zones and Main Street Zones, where a road or street intersects a railway at grade, no fence, landscaping, building or structure shall be located within 45.5 metres of the intersection of the centre lines of the railway and the road or street.

- ii) Where land is or has been dedicated for a sight triangle, the dedication shall not create a new lot line for setback purposes.

3.17 LOADING SPACE REQUIREMENTS

- 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) The minimum number of loading spaces required shall be based on the total gross floor area of all such uses on the lot, as follows:
 - iii) Less than 1,000 square metres of gross floor area: 0 loading spaces
 - iv) 1,000 square metres to 2,500 square metres of gross floor area: 1 loading space
 - v) More than 2,500 square metres, up to 10,000 square metres of gross floor area: two (2) loading spaces
 - vi) More than 10,000 square metres of gross floor area: three (3) loading spaces
- c) 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.
- d) Required loading spaces shall be located in a side yard or rear yard and shall not be located in a public street or lane.
- e) Loading spaces shall be accessed by one or more unobstructed driveways with a minimum width of 3.6 metres.
- f) 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 roads classified as Neighbourhood Street where the premises are zoned for industrial uses and on-site maneuvering is not feasible.

3.18 OUTDOOR SWIMMING POOLS

Notwithstanding any other provisions in this By-law, the following regulations apply to outdoor swimming pools that are not enclosed or otherwise located within a building:

- a) Outdoor swimming pools associated with a commercial or community use are subject to the setback requirements of the applicable zone.
- b) Private outdoor swimming pools associated with a residential use:
 - 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) The maximum permitted height of any related structures is 4.0 metres (e.g., decks, fences).
- v) No part of any non-mechanical pool equipment such as diving boards or slides may be located closer than 0.6 metres to any lot line.
- vi) No part of any mechanical pool equipment may be located closer than 1.5 metres to any lot line.
- vii) Private outdoor swimming pools are not considered part of the lot coverage of a lot.

3.19 MODEL HOMES

Model homes shall be permitted in Neighbourhood Mixed-Use Zones and Neighbourhood Residential Zones, subject to the following regulations:

- a) The land shall have draft plan approval under the *Planning Act*, and a subdivision agreement must be executed.
- b) The number of model homes in any phase of a plan of subdivision shall not exceed 10 model homes or 10 percent of the total lots in that phase, whichever is less.
- c) Site servicing for model homes may be permitted before the subdivision plan is registered, as approved by the Chief Building Official.

3.20 CONVERTED SHIPPING CONTAINERS AND TRAILERS

Where a shipping container or trailer is converted, it shall be deemed a building subject to the Ontario Building Code and to all appropriate regulations of the By-law, including regulations for accessory buildings.

3.21 TEMPORARY SHIPPING CONTAINERS AND TRAILERS

1) Permitted Zones

- 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 (4) 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.

2) 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.
- b) Notwithstanding Subsection a), 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.

3) 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.
- d) Gross floor area relating to the temporary use does not require additional on-site parking.
- e) No more than two (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 one (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.

3.22 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 patio capacity shall not exceed the occupant load permitted under the Ontario Building Code.
- b) Outdoor patios are not required to be located on the same lot as the associated use.
- c) 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.
- d) 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.

- e) 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.
- f) 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.
- g) 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 eight (8) months in a calendar year.
- h) For a period of no greater than eight (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.

3.23 LOTS REDUCED BY ROAD WIDENING

For road widening dedications through a Site Plan or Consent 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.

3.24 YARD ENCROACHMENTS

In Neighbourhood Mixed-Use Zones, Neighbourhood Residential Zones, Institutional Zones, and in all zones which abut Neighbourhood Mixed-Use Zones or Neighbourhood Residential Zones, the following yard encroachments shall be permitted. In all other zones, there shall be no restrictions on the permitted encroachments.

Table 3.1: Yard Encroachments

Structure	Yard where projection is permitted	Maximum projection into required yard
Stairs and landings (open and unenclosed) and accessibility ramps	All	Unlimited
Non-structural architectural features, eaves and gutters	All	0.5m
Fire escapes	Side and rear yards	1.5m
Bay windows, chimneys	All	1.0m

Structure	Yard where projection is permitted	Maximum projection into required yard
Canopies, awnings, cantilever or open-sided roof structure attached to an exterior wall which may include support columns	All	Unlimited
Open or covered but unenclosed decks or porches	All	3.0m provided projection is no closer than 1.2m to the lot line, 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 apartment buildings	All	3.0m provided the projection is no closer than 1.5m to the lot line
Balconies on other dwellings	All	3.0m provided the projection is no closer than 1.5m to the lot line
Underground parking and basement structures	All	Unlimited
Heat pumps, air exchangers, air conditioners	All	1.5m provided the projection is no closer than 0.9m to the lot line
Electric vehicle supply equipment	All	Unlimited

3.25 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. Compliance with MDS I or MDS II, as applicable, shall be demonstrated to the satisfaction of the Chief Building Official prior to the issuance of a building permit.
- b) MDS I and MDS II shall not apply if the use is within a settlement area.

3.26 SETBACKS FROM RAILWAY LINES

No main building or sensitive land use shall be erected unless the following safety setbacks are provided in accordance with the *Guidelines for New Development in Proximity to Railway Operations (RAC-FCM)*, as amended:

Table 3.2: 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

3.27 SETBACK FROM HAZARDS

3.27.1 High Pressure Pipelines

A minimum setback of 20.0 metres shall be provided from the centre of a high-pressure pipeline to the nearest wall of a building intended for human occupancy.

3.27.2 Municipal Drains

- a) The following municipal drain regulations will apply only to lands within the Agricultural, Future Growth zone variations and, within these zone variations, will apply to all lands including existing lots of record. No permanent buildings or structures shall be erected or used:
 - i) 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;
 - ii) 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;
 - iii) 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;
 - iv) closer than 7.5 metres from the centre line of a municipal tile drain.
- b) 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*.
- c) The regulations of the *Drainage Act* will continue to apply to all municipal drains in all zone variations.

3.27.3 Setback Requirements Adjacent to Oil and Gas Wells

The standard setback, consistent with the *Oil, Salt and Gas Resources Act*, for new wells next to existing development or new development next to existing wells is 75.0 metres.

3.27.4 Setback Requirements from Airports

Any sensitive 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.

3.27.5 Sewage Treatment Plants

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

3.27.6 Municipal Waste

No sensitive land uses shall be permitted within 1,000 metres of a Municipal Waste Site.

3.28 PARKING

[not available]

3.29 COMMERCIAL PARKING

[not available]

Section 4: Green Space Zones

Green Space Zones apply to properties within the Green Space Place Type of The London Plan, or on lands with public parks and recreational areas, private open spaces, and a natural heritage or hazard element.

4.1 APPLICABLE ZONES

Green Space Zones are applied based on the existing context. 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 park and open space areas that primarily serve an open space function.

Outdoor Commercial Recreation (GS2) Zone

The Outdoor Commercial Recreation Zone allows for outdoor commercial recreational uses.

Cemetery (GS3) Zone

The Cemetery Zone allows for cemeteries and associated uses.

Hazard (GS4) Zone

The Hazard Zone applies to hazard-prone areas and restricts most land uses and buildings.

Natural Heritage (GS5) Zone

The Natural Heritage Zone applies to natural heritage areas and restricts most land uses and buildings.

4.2 PERMITTED USES

No person shall, within any Green Space Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 4.1: Permitted Uses, below.

Table 4.1: Permitted Uses

Use	GS1	GS2	GS3	GS4	GS5
Commercial					
Campground		•			
Golf course		•		• ⁽¹⁾	

Use	GS1	GS2	GS3	GS4	GS5
Outdoor recreation		•		• ⁽¹⁾	
Recreation facility	•				
Community and Institutional					
Cemetery			•		
Community facility	•				
Conservation	•		•	•	•
Park	•			•	
Agricultural					
Crop cultivation				• ⁽²⁾	

Additional Regulations for Table 4.1: Permitted Uses

- (1) Shall be limited to uses without buildings or structures.
- (2) No buildings or structures shall be permitted as part of the agriculture use.

4.3 REGULATIONS

The regulations for lots in a Green Space Zone are set out in Table 4.2: Regulations below.

Table 4.2: Regulations

Regulation	GS1, GS2, GS3, GS4, and GS5
Height min.	—
Height max.	12.0m ⁽¹⁾
First storey height min.	—
Lot size min.	4.0 ha ⁽²⁾
Lot frontage min.	15.0m
Lot coverage max.	10%
Parking area coverage max.	—
Landscaped open space min.	20%
Front and exterior yard depth min.	6.0m
Front and exterior yard depth max.	—

Regulation	GS1, GS2, GS3, GS4, and GS5
Rear and interior yard depth min.	10.0m

Additional Regulations for Table 4.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) Shall only apply to lots within the Outdoor Commercial Recreation Zone (GS2). For all other Green Space Zones there shall be no minimum lot area requirement.

Section 5: Environmental Review Zones

Environmental Review Zones apply to properties within the Environmental Review Place Type of The London Plan, or on lands with that have a potential natural heritage or hazard element.

5.1 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.

Hazard Review (ER2) Zone

The Hazard Review Zone applies to areas that have a potential hazard element.

5.2 PERMITTED USES

No person shall, within any Environmental Review Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 5.1: Permitted Uses, below.

Table 5.1: Permitted Uses

Use	ER1	ER2
Community and Institutional		
Conservation	•	•
Park		• ⁽¹⁾
Agricultural		
Agriculture		• ⁽²⁾

Additional Regulations for Table 5.1: Permitted Uses

- (1) Limited to uses without buildings or structures.
- (2) Only existing Agricultural Uses may be permitted and are limited to the cultivation of land; no buildings or structures are permitted as part of the Agricultural Use.

5.3 REGULATIONS

The regulations for lots in an Environmental Review Zone are set out in Table 5.2: Regulations below.

Table 5.2: Regulations

Regulation	ER1 and ER2
Height min.	–
Height max.	12.0m ⁽¹⁾
Lot size min.	4.0 ha ⁽²⁾
Lot frontage min.	15.0m
Lot coverage max.	10%
Parking area coverage max.	–
Landscaped open space min.	20%
Front and exterior yard depth min.	6.0m
Rear and interior yard depth min.	10.0m

Additional Regulations for Table 5.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) The minimum lot size shall be 4.0 hectares, or as existing.

Section 6: Downtown Zones

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

6.1 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 active ground floor uses and provides for the greatest height and density permissions.

Downtown Core (D2) Zone

The Downtown Core Zone allows for more flexible ground floor uses 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.

6.2 PERMITTED USES

No person shall, within any Downtown Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 6.1: Permitted Uses, below.

Table 6.1: Permitted Uses

Use	D1	D2	D3
Residential			
Apartment	•(1)(2)	•(2)	•
Group home	•(1)(2)(3)	•(2)(3)	•(3)
Residential care facility	•(1)(2)	•(2)	•
Rooming house	•(1)(2)(4)	•(2)(4)	•(4)
Stacked townhouse			•
Commercial			
Entertainment facility	•	•	•

Use	D1	D2	D3
Hotel	•	•	•
Instruction studio	•	•	•
Medical clinic	•	•	•
Personal service	•	•	•
Recreation facility	•	•	•
Restaurant	•	•	•
Retail store	•	•	•
Service office	•	•	•
Training facility	•	•	•
Veterinary clinic	•	•	•
Community and Institutional			
Community facility	•	•	•
Day care centre	•	•	•
Emergency dispatch station	•	•	•
Place of worship	•	•	•
Post-secondary school	•	•	•
School	•	•	•
Shelter	•	•	•
Employment			
Artisan workshop	• ⁽⁵⁾	• ⁽⁵⁾	• ⁽⁵⁾
Office	•	•	•
Research and development	•	•	•

Additional Regulations for Table 6.1: Permitted Uses

- (1) Residential Uses shall only be permitted on the ground floor when in association with a non-residential use on the ground floor.
- (2) Dwelling units shall be restricted to the rear portion of the ground floor and the second floor or above.
- (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.

6.3 REGULATIONS

The regulations for lots in a Downtown Zone are set out in Table 6.2: Regulations below.

Table 6.2: Regulations

Regulation	D1	D2	D3
Height min.	9.0m	9.0m	9.0m
Height max.	146.0m ⁽¹⁾	146.0m ⁽¹⁾	66.0m ⁽¹⁾
First storey height min.	4.0m	4.0m	—
Residential density min.	60 uph	60 uph	60 uph
Residential density max.	750 uph	750 uph	300 uph
Floor area ratio max.	6.5	6.5	3.5
Lot size min.	—	—	—
Lot frontage min.	3.0m	3.0m	3.0m
Lot coverage max.	100%	100%	90%
Parking area coverage max.	0%	0%	25%
Landscaped open space min.	0%	0%	10%
Front and exterior yard depth min.	0m	0m	1.0m ⁽²⁾
Front and exterior yard depth max.	2.0m	2.0m	4.0m
Rear and interior yard depth min.	0m ⁽³⁾	0m ⁽³⁾	0m ⁽³⁾
Amenity area per dwelling unit min.	4.0m ²⁽⁴⁾⁽⁵⁾	4.0m ²⁽⁴⁾⁽⁵⁾	4.0m ²⁽⁴⁾⁽⁵⁾
Tower floorplate max.	1,100m ²	1,100m ²	1,100m ²
Tower setback from any rear and interior lot min.	12.5m	12.5m	12.5m
Tower step back min.	5.0m ⁽⁶⁾	5.0m ⁽⁶⁾	5.0m ⁽⁶⁾
Ground floor front façade openings min.	50%	30%	—
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade

Regulation	D1	D2	D3
Garage door setback min.	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
Garage door width max.	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade

Additional Regulations for Table 6.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) Where units are configured in a back-to-back arrangement, the minimum front yard depth shall be 3.0 metres.
- (3) The minimum rear and interior yard depth shall be 7.5 metres plus 3.5 metres per 3.5 metres in height for all portions of a building above 8.0 metres in height where a lot abuts lands zoned NM3, NM4, NM5, NR3, NR4, or NR5 along the rear or interior lot line.
- (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) 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.
- (6) 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.

Section 7: Transit Village Zones

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

7.1 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 active ground floor uses and provides for the greatest height and density permissions of the Transit Village Zones.

Transit Village Core (TV2) Zone

The Transit Village Core Zone allows for more flexible ground floor uses and provides for the greatest height and density permissions of the Transit Village Zones.

Transit Village Periphery (TV3) 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.

7.2 PERMITTED USES

No person shall, within any Transit Village Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 7.1: Permitted Uses, below.

Table 7.1: Permitted Uses

Use	TV1	TV2	TV3
Residential			
Apartment	•(1)(2)	•	•
Group home	•(1)(2)(3)	•	•
Residential care facility	•(1)(2)	•	•
Rooming house	•(1)(2)(4)	•	•
Stacked townhouse			•
Townhouse			•
Commercial			

Use	TV1	TV2	TV3
Entertainment facility	•	•	•
Hotel	•	•	•
Instruction studio	•	•	•
Medical clinic	•	•	•
Personal service	•	•	•
Recreation facility	•	•	•
Restaurant	•	•	•
Retail store	•	•	•
Service office	•	•	•
Training facility	•	•	•
Veterinary clinic	•	•	•
Community and Institutional			
Community facility	•	•	•
Day care centre	•	•	•
Emergency dispatch station	•	•	•
Place of worship	•	•	•
Post-secondary school	•	•	•
School	•	•	•
Shelter	•	•	•
Employment			
Artisan workshop	• ⁽⁵⁾	• ⁽⁵⁾	• ⁽⁵⁾
Office	• ⁽⁶⁾	• ⁽⁶⁾	• ⁽⁶⁾
Research and development	• ⁽⁶⁾	• ⁽⁶⁾	• ⁽⁶⁾

Additional Regulations for Table 7.1: Permitted Uses

- (1) Residential Uses shall only be permitted on the ground floor when in association with a non-residential use on the ground floor.
- (2) Dwelling units shall be restricted to the rear portion of the ground floor and the second floor or above.
- (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.
- (6) 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.

7.3 REGULATIONS

The regulations for lots in a Transit Village Zone are set out in Table 7.2: Regulations below.

Table 7.2: Regulations

Regulation	TV1	TV2	TV3
Height min.	8.0m	8.0m	8.0m
Height max.	98.0m ⁽¹⁾	98.0m ⁽¹⁾	50.0m ⁽¹⁾
First storey height min.	4.0m	4.0m	4.0m
Residential density min.	45 uph	45 uph	45 uph
Residential density max.	600 uph	600 uph	250 uph
Floor area ratio max.	5.5	5.5	3.0
Lot size min.	—	—	—
Lot frontage min.	30.0m ⁽²⁾	30.0m ⁽²⁾	30.0m ⁽²⁾
Lot coverage max.	80%	85%	80%
Parking area coverage max.	10%	15%	20%
Landscaped open space min.	25%	25%	25%
Front and exterior yard depth min.	3.0m	3.0m	3.0m
Front and exterior yard depth max.	6.0m	6.0m	6.0m
Rear and interior yard depth min.	7.5m ⁽³⁾⁽⁴⁾	7.5m ⁽³⁾⁽⁴⁾	7.5m ⁽³⁾⁽⁴⁾⁽⁵⁾
Amenity area per dwelling unit min.	6.0m ²⁽⁶⁾	6.0m ²⁽⁶⁾	6.0m ²⁽⁷⁾
Tower floorplate max.	1,100m ²	1,100m ²	1,100m ²
Tower setback from any rear and interior lot min.	12.5m	12.5m	12.5m

Regulation	TV1	TV2	TV3
Tower step back min.	3.0m ⁽⁸⁾	3.0m ⁽⁸⁾	3.0m ⁽⁸⁾
Ground floor front façade openings min.	40%	20%	—
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade
Garage door setback min.	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
Garage door width max.	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade

Additional Regulations for Table 7.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (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) The minimum rear and interior yard depth shall be 7.5 metres plus 3.5 metres per 3.5 metres in height for all portions of a building above 8.0 metres in height where a lot abuts lands zoned NM3, NM4, NM5, NR3, NR4, or NR5 along the rear or interior lot line.
- (4) The minimum rear yard depth for lots abutting a right-of-way shall be 3.0 metres.
- (5) The minimum interior side yard depth for common lot lines between attached townhouse units shall be 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.
- (7) 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.
- (8) 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.

Section 8: Corridor Zones

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

8.1 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.

8.2 PERMITTED USES

No person shall, within any Corridor Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 8.1: Permitted Uses, below.

Table 8.1: Permitted Uses

Use	C1	C2	C3	C4	C5
Residential					
Apartment	●(1)(2)	•	•	•	•
Detached house					•
Group home	●(1)(2)(3)	●(3)	●(3)	●(3)	●(3)
Multiplex			•	•	•
Residential care facility	●(1)(2)	•	•	•	•
Rooming house	●(1)(2)(4)	●(4)	●(4)	●(4)	●(4)
Stacked townhouse		•	•	•	•
Townhouse			•	•	•
Commercial					
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)			•	
Veterinary clinic	●(5)			•	●(6)
Community and Institutional					
Community facility	•	•	•	•	
Day care centre	•	•	•	•	●(6)
Emergency dispatch station	•	•	•	•	
Place of worship	•	•	•	•	
Post-secondary school	•	•	•	•	

Use	C1	C2	C3	C4	C5
School	•	•	•	•	
Shelter	•	•	•	•	
Employment					
Artisan workshop	• ⁽⁷⁾	• ⁽⁷⁾	• ⁽⁷⁾	• ⁽⁷⁾	
Office	• ⁽⁸⁾	• ⁽⁹⁾	• ⁽⁹⁾	• ⁽⁹⁾	• ⁽⁶⁾
Research and development	• ⁽⁸⁾	• ⁽⁹⁾	• ⁽⁹⁾	• ⁽⁹⁾	

Additional Regulations for Table 8.1: Permitted Uses

- (1) Residential Uses shall only be permitted on the ground floor when in association with a non-residential use on the ground floor.
- (2) Dwelling units shall be restricted to the rear portion of the ground floor and the second floor or above.
- (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.

8.3 REGULATIONS

The regulations for lots in a Corridor Zone are set out in Table 8.2: Regulations below.

Table 8.2: Regulations

Regulation	C1	C2	C3	C4	C5
Height min.	8.0m	8.0m	8.0m	8.0m	—
Height max.	83.0m ⁽¹⁾	83.0m ⁽¹⁾	50.0m ⁽¹⁾	50.0m ⁽¹⁾	14.0m ⁽¹⁾

Regulation	C1	C2	C3	C4	C5
First storey height min.	4.0m	4.0m	4.0m	4.0m	—
Residential density min.	45 uph	45 uph	45 uph	45 uph	—
Residential density max.	500 uph	500 uph	250 uph	250 uph	75 uph
Floor area ratio max.	4.5	4.5	3.0	3.0	—
Lot size min.	—	—	—	—	—
Lot frontage min.	30.0m ⁽²⁾	30.0m ⁽³⁾	30.0m ⁽³⁾	30.0m ⁽³⁾	As existing
Lot coverage max.	80%	70%	60%	60%	30%
Parking area coverage max.	25%	25%	25%	25%	25%
Landscaped open space min.	10%	20%	20%	20%	70%
Front and exterior yard depth min.	3.0m	3.0m	3.0m	3.0m	3.0m ⁽⁴⁾
Front and exterior yard depth max.	6.0m	6.0m	6.0m	6.0m	6.0m ⁽⁵⁾
Interior yard depth min.	3.0m ⁽⁶⁾	3.0m ⁽⁶⁾	3.0m ⁽⁶⁾⁽⁷⁾	3.0m ⁽⁶⁾⁽⁷⁾	3.0m ⁽⁶⁾⁽⁷⁾
Rear yard depth min.	7.5m ⁽⁶⁾⁽⁸⁾	7.5m ⁽⁶⁾⁽⁸⁾	7.5m ⁽⁶⁾⁽⁸⁾	7.5m ⁽⁶⁾⁽⁸⁾	6.0m ⁽⁶⁾⁽⁸⁾
Amenity area per dwelling unit min.	6.0m ²⁽⁹⁾	6.0m ²⁽⁹⁾	6.0m ²⁽¹⁰⁾	6.0m ²⁽¹⁰⁾	6.0m ²⁽¹⁰⁾⁽¹¹⁾
Tower floorplate max.	1,100m ²	1,100m ²	1,100m ²	1,100m ²	—
Tower setback from any rear and interior lot min.	12.5m	12.5m	12.5m	12.5m	—
Tower step back min.	3.0m ⁽¹²⁾	3.0m ⁽¹²⁾	3.0m ⁽¹²⁾	3.0m ⁽¹²⁾	—
Ground floor front façade openings min.	30%	30%	30%	—	—
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade	Street-facing façade	Street-facing façade

Regulation	C1	C2	C3	C4	C5
Garage door setback min.	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	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
Garage door width max.	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade

Additional Regulations for Table 8.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) The minimum lot frontage for a lot with no driveway access from a Major Street shall be 9.0 metres.
- (3) 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.
- (4) 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.
- (5) Where existing legally established buildings are on either side of the lot, the maximum front yard depth shall not be greater 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.
- (6) The minimum rear and interior yard depth shall be 7.5 metres plus 3.5 metres per 3.5 metres in height for all portions of a building above 8.0 metres in height where a lot abuts lands zoned NM3, NM4, NM5, NR3, NR4, or NR5 along the rear or interior lot line.
- (7) The minimum interior side yard depth for common lot lines between attached townhouse units shall be 0 metres.
- (8) The minimum rear yard depth for lots abutting a right-of-way shall be 3.0 metres.
- (9) 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.
- (10) 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.

- (11) 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.
- (12) 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.

Section 9: Shopping Area Zones

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

9.1 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.

9.2 PERMITTED USES

No person shall, within any Shopping Area Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 9.1: Permitted Uses, below.

Table 9.1: Permitted Uses

Use	SA1	SA2	SA3
Residential			
Apartment	• ⁽¹⁾	• ⁽¹⁾	• ⁽¹⁾
Residential care facility	• ⁽¹⁾	• ⁽¹⁾	• ⁽¹⁾
Rooming house	• ⁽¹⁾⁽²⁾	• ⁽¹⁾⁽²⁾	• ⁽¹⁾⁽²⁾
Stacked townhouse	• ⁽¹⁾	• ⁽¹⁾	• ⁽¹⁾
Townhouse		• ⁽¹⁾	• ⁽¹⁾

Use	SA1	SA2	SA3
Commercial			
Entertainment facility	•	• ⁽³⁾	• ⁽³⁾
Hotel	•	•	•
Instruction studio	•	•	•
Medical clinic	•	•	•
Personal service	•	•	•
Recreation facility	•	•	•
Restaurant	•	•	•
Retail store	•	•	•
Service office	•	•	•
Training facility	•	•	•
Veterinary clinic	•	•	•
Community and Institutional			
Community facility	•	•	•
Day care centre	•	•	•
Emergency dispatch station	•	•	•
Place of worship	•	•	•
Post-secondary school	•	•	•
School	•	•	•
Shelter	•	•	•
Employment			
Artisan workshop	• ⁽⁴⁾	• ⁽⁴⁾	• ⁽⁴⁾
Office	• ⁽⁵⁾	• ⁽⁵⁾	• ⁽⁵⁾
Research and development	• ⁽⁵⁾	• ⁽⁵⁾	• ⁽⁵⁾

Additional Regulations for Table 9.1: 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 (5) percent of the lot area, or 2,000 square metres per lot, whichever is less.

9.3 REGULATIONS

The regulations for lots in a Shopping Area Zone are set out in Table 9.2: Regulations below.

Table 9.2: Regulations

Regulation	SA1	SA2	SA3
Height min.	—	—	—
Height max.	50.0m ⁽¹⁾	27.0m ⁽¹⁾	15.0m ⁽¹⁾
First storey height min.	4.0m	4.0m	4.0m
Residential density max.	250 uph	150 uph	75 uph
Floor area ratio max.	2.5	2.0	1.5
Lot size min.	—	—	—
Lot frontage min.	30.0m ⁽²⁾	30.0m ⁽³⁾	30.0m ⁽³⁾
Lot coverage max.	80%	70%	50%
Parking area coverage max.	25%	25%	25%
Landscaped open space min.	20%	30%	40%
Front and exterior yard depth min.	3.0m	3.0m	3.0m
Front and exterior yard depth max.	6.0m	6.0m	6.0m
Rear and interior yard depth min.	3.0m ⁽⁴⁾	3.0m ⁽⁴⁾⁽⁵⁾	3.0m ⁽⁴⁾⁽⁵⁾
Amenity area per dwelling unit min.	6.0m ²⁽⁶⁾	6.0m ²⁽⁶⁾	6.0m ²⁽⁶⁾
Tower floorplate max.	1,100m ²	1,100m ²	—
Tower setback from any rear and interior lot min.	12.5m	12.5m	—
Tower step back min.	3.0m ⁽⁷⁾	3.0m ⁽⁷⁾	—

Regulation	SA1	SA2	SA3
Ground floor front façade openings min.	30%	30%	—
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade
Garage door setback min.	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
Garage door width max.	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade

Additional Regulations for Table 9.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) The minimum lot frontage for a lot with no driveway access from a Major Street shall be 9.0 metres.
- (3) 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.
- (4) The minimum rear and interior yard depth shall be 7.5 metres plus 3.5 metres per 3.5 metres in height for all portions of a building above 8.0 metres in height where a lot abuts lands zoned NM3, NM4, NM5, NR3, NR4, or NR5 along the rear or interior lot line.
- (5) The minimum interior side yard depth for common lot lines between attached townhouse units shall be 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 outdoor common amenity area located at grade.
- (7) 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.

Section 10: Main Street Zones

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

10.1 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 and provides the greatest height and density permissions of the Main Street Zones.

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.

10.2 PERMITTED USES

No person shall, within any Main Street Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 10.1: Permitted Uses, below.

Table 10.1: Permitted Uses

Use	MS1	MS2	MS3
Residential			
Apartment	• ⁽¹⁾⁽²⁾	• ⁽¹⁾⁽²⁾	• ⁽¹⁾⁽²⁾
Residential care facility	• ⁽¹⁾⁽²⁾	• ⁽¹⁾⁽²⁾	• ⁽¹⁾⁽²⁾
Rooming house	• ⁽¹⁾⁽²⁾⁽³⁾	• ⁽¹⁾⁽²⁾⁽³⁾	• ⁽¹⁾⁽²⁾⁽³⁾
Commercial			
Entertainment facility	•	•	•
Hotel	•	•	•
Instruction studio	•	•	•

Use	MS1	MS2	MS3
Medical clinic	•	•	•
Personal service	•	•	•
Recreation facility	•	•	•
Restaurant	•	•	•
Retail store	•	•	•
Service office	•	•	•
Training facility	•	•	•
Veterinary clinic	•	•	•
Community and Institutional			
Community facility	•	•	•
Day care centre	•	•	•
Emergency dispatch station	•	•	•
Place of worship	•	•	•
Post-secondary school	•	•	•
School	•	•	•
Shelter	•		
Employment			
Artisan workshop	• ⁽⁴⁾	• ⁽⁴⁾	• ⁽⁴⁾
Office	• ⁽⁵⁾	• ⁽⁵⁾	• ⁽⁵⁾
Research and development	• ⁽⁵⁾	• ⁽⁵⁾	• ⁽⁵⁾

Additional Regulations for Table 10.1: Permitted Uses

- (1) Residential Uses shall only be permitted on the ground floor when in association with a non-residential use on the ground floor.
- (2) Dwelling units shall be restricted to the rear portion of the ground floor and the second floor or above.
- (3) Rooming houses shall not be permitted on the same lot as any other Residential Use.
- (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 5,000 square metres per individual building.

10.3 REGULATIONS

The regulations for lots in a Main Street Zone are set out in Table 10.2: Regulations below.

Table 10.2: Regulations

Regulation	MS1	MS2	MS3
Height min.	—	—	—
Height max.	83.0m ⁽¹⁾	27.0m ⁽¹⁾	27.0m ⁽¹⁾
First storey height min.	4.0m	4.0m	—
Residential density min.	45 uph	—	—
Residential density max.	500 uph	150 uph	150 uph
Floor area ratio max.	4.5	—	—
Lot size min.	—	—	—
Lot frontage min.	3.0m ⁽²⁾	3.0m ⁽²⁾	As existing
Lot coverage max.	90%	80%	90%
Parking area coverage max.	25%	25%	25%
Landscaped open space min.	0%	20%	0%
Front and exterior yard depth min.	1.0m ⁽³⁾	1.0m ⁽³⁾	1.0m ⁽³⁾
Front and exterior yard depth max.	3.0m ⁽⁴⁾	3.0m ⁽⁴⁾	3.0m ⁽⁴⁾
Interior yard depth min.	0m ⁽⁵⁾	0m ⁽⁵⁾	0m ⁽⁵⁾
Rear yard depth min.	7.5m ⁽⁵⁾	7.5m ⁽⁵⁾	7.5m ⁽⁵⁾
Amenity area per dwelling unit min.	6.0m ²⁽⁶⁾⁽⁷⁾	6.0m ²⁽⁶⁾⁽⁷⁾	6.0m ²⁽⁶⁾⁽⁷⁾
Tower floorplate max.	1,100m ²	—	—
Tower setback from any rear and interior lot min.	12.5m	—	—
Tower step back min.	3.0m ⁽⁸⁾	—	—
Ground floor front façade openings min.	30%	30%	30%
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade

Regulation	MS1	MS2	MS3
Garage door setback min.	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
Garage door width max.	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade

Additional Regulations for Table 10.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.
- (3) 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.
- (4) Where existing legally established buildings are on either side of the lot, the maximum front yard depth shall not be greater 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.
- (5) The minimum rear and interior yard depth shall be 7.5 metres plus 3.5 metres per 3.5 metres in height for all portions of a building above 8.0 metres in height where a lot abuts lands zoned NM3, NM4, NM5, NR3, NR4, or NR5 along the rear or interior lot line.
- (6) 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.
- (7) 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.
- (8) 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.

Section 11: Neighbourhood Mixed-Use Zones

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

11.1 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.

11.2 PERMITTED USES

No person shall, within any Neighbourhood Mixed-Use Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 11.1: Permitted Uses, below.

Table 11.1: Permitted Uses

Use	NM1	NM2	NM3	NM4	NM5
Residential					
Apartment	•	•	•	•	
Detached house			•	•	•
Group home	• ⁽¹⁾	• ⁽¹⁾	• ⁽¹⁾	• ⁽¹⁾	• ⁽¹⁾
Multiplex			•	•	•
Residential care facility	•	•	•	•	
Rooming house	• ⁽²⁾	• ⁽²⁾			
Semi-detached house			•	•	•
Stacked townhouse	•	•	•	•	
Townhouse			•	•	•
Commercial					
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					
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⁾

Use	NM1	NM2	NM3	NM4	NM5
Employment					
Artisan workshop	●(3)(6)	●(4)(6)			
Office	●(3)				
Research and development	●(3)				

Additional Regulations for Table 11.1: 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 1,000 square metres combined per lot.
- (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.

11.3 REGULATIONS

The regulations for lots in a Neighbourhood Mixed-Use Zone are set out in Table 11.2: Regulations below.

Table 11.2: Regulations

Regulation	NM1	NM2	NM3	NM4	NM5
Height min.	8.0m	8.0m	—	—	—
Height max.	34.0m ⁽¹⁾	27.0m ⁽¹⁾	18.0m ⁽¹⁾	14.0m ⁽¹⁾	10.5m ⁽¹⁾
First storey height min.	4.0m	4.0m	—	—	—
Residential density max.	200 uph	150 uph	100 uph	75 uph	—
Number of dwelling units per lot max.	—	—	—	—	4
Lot size min.	—	—	—	—	—
Lot frontage min.	9.0m ⁽²⁾	9.0m ⁽²⁾	9.0m ⁽³⁾	9.0m ⁽³⁾	9.0m ⁽³⁾

Regulation	NM1	NM2	NM3	NM4	NM5
Lot coverage max.	60%	50%	45%	40%	35%
Parking area coverage max.	25%	25%	25%	25%	25%
Landscaped open space min.	20%	30%	30%	35%	40%
Front and exterior yard depth min.	3.0m ⁽⁴⁾	3.0m ⁽⁴⁾	3.0m ⁽⁴⁾	3.0m ⁽⁴⁾	3.0m ⁽⁴⁾
Front and exterior yard depth max.	6.0m	6.0m	—	—	—
Interior yard depth min.	3.0m ⁽⁵⁾	3.0m ⁽⁵⁾	1.2m ⁽⁶⁾⁽⁷⁾	1.2m ⁽⁶⁾⁽⁷⁾	1.2m ⁽⁶⁾⁽⁷⁾
Rear yard depth min.	7.5m ⁽⁵⁾	7.5m ⁽⁵⁾	6.0m	6.0m	6.0m
Amenity area per dwelling unit min.	6.0m ²⁽⁸⁾	6.0m ²⁽⁸⁾	6.0m ²	6.0m ²	6.0m ²
Tower floorplate max.	1,100m ²	—	—	—	—
Tower setback from any rear and interior lot min.	12.5m	—	—	—	—
Tower step back min.	3.0m ⁽⁹⁾	—	—	—	—
Ground floor front façade openings min.	30%	30%	—	—	—
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade	Street-facing façade	Street-facing façade
Garage door setback min.	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	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
Garage door width max.	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade

Additional Regulations for Table 11.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.

- (2) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.
- (3) The minimum lot frontage for townhouses and semi-detached houses shall be 6.7 metres.
- (4) Where existing legally established 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 lesser of the front yard setbacks of the two abutting buildings on the same street.
- (5) The minimum rear and interior yard depth shall be 7.5 metres plus 3.5 metres per 3.5 metres in height for all portions of a building above 8.0 metres in height where a lot abuts lands zoned NM3, NM4, NM5, NR3, NR4, or NR5 along the rear or interior lot line.
- (6) The minimum interior side yard depth for common lot lines between attached townhouse units and attached semi-detached units shall be 0 metres.
- (7) Where no attached 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.
- (8) 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.
- (9) 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.

Section 12: Neighbourhood Residential Zones

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

12.1 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 High-Density (NR1) Zone

The Neighbourhood High-Density Zone recognizes existing high-density residential uses within neighbourhoods.

Neighbourhood Major Street (NR2) Zone

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

Neighbourhood Compact Residential (NR3) Zone

The Neighbourhood Compact Residential Zone provides for compact neighbourhood design.

Neighbourhood Mid-Size Lot Residential (NR4) Zone

The Neighbourhood Mid-Size Lot Residential Zone provides for mid-size lot neighbourhood design.

Neighbourhood Large Lot Residential (NR5) Zone

The Neighbourhood Large Lot Residential Zone provides for large lot neighbourhood design.

12.1.1 Transitional/Compound Zones

Lands that are zoned as a Neighbourhood Residential (NR) Zone in addition to the Neighbourhood Mixed-Use (NM) Zone must comply with the provisions of the NR Zone unless consolidation has occurred such that the lot has frontage on a Major Street, in which case the provisions of the NM Zone will apply and will supersede the NR Zone.

12.2 PERMITTED USES

No person shall, within any Neighbourhood Residential Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 12.1: Permitted Uses, below.

Table 12.1: Permitted Uses

Use	NR1	NR2	NR3	NR4	NR5
Residential					
Apartment	•	•			
Detached house			•	•	•
Group home	• ⁽¹⁾	• ⁽¹⁾	• ⁽¹⁾	• ⁽¹⁾	• ⁽¹⁾
Multiplex			•	•	•
Residential care facility	•	•			
Rooming house	•	•			
Semi-detached house			•	•	•
Stacked townhouse	•	•			
Townhouse			•	•	•
Community and Institutional					
School			•	•	•

Additional Regulations for Table 12.1: Permitted Uses

(1) Group homes shall not be permitted on the same lot as any other use.

12.3 REGULATIONS

The regulations for lots in a Neighbourhood Residential Zone are set out in Table 12.2: Regulations below.

Table 12.2: Regulations

Regulation	NR1	NR2	NR3	NR4	NR5
Height min.	8.0m	8.0m	—	—	—
Height max.	34.0m ⁽¹⁾	21.0m ⁽¹⁾	10.5m ⁽¹⁾	10.5m ⁽¹⁾	12.0m ⁽¹⁾
First storey height min.	4.0m	—	—	—	—
Residential density min.	—	—	—	—	—
Residential density max.	200 uph	100 uph	—	—	—
Number of dwelling units per lot max.	—	—	4	4	4

Regulation	NR1	NR2	NR3	NR4	NR5
Floor area ratio max.	—	—	—	—	—
Lot size min.	—	—	250m ²	300 m ²	900 m ²
Lot frontage min.	9.0m ⁽²⁾	9.0m ⁽²⁾	9.0m ⁽³⁾	12.0m ⁽³⁾	16.0m ⁽³⁾
Lot frontage max.	—	—	12.0m	18.0m	23.0m
Lot coverage max.	60%	45%	45%	45%	45%
Parking area coverage max.	25%	25%	25%	25%	25%
Landscaped open space min.	20%	40%	30%	30%	35%
Front and exterior yard depth min.	3.0m ⁽⁴⁾	3.0m ⁽⁴⁾	2.5m ⁽⁴⁾	4.5m ⁽⁴⁾	4.5m ⁽⁴⁾
Front and exterior yard depth max.	6.0m ⁽⁵⁾	6.0m ⁽⁵⁾	—	—	—
Interior yard depth min.	3.0m ⁽⁶⁾	3.0m ⁽⁶⁾	1.2m	1.2m	1.2m
Rear yard depth min.	7.5m ⁽⁶⁾	7.5m ⁽⁶⁾	6.0m	6.0m	7.0m
Amenity area per dwelling unit min.	6.0m ²⁽⁷⁾	6.0m ²⁽⁷⁾	—	—	—
Tower floorplate max.	1,100m ²	—	—	—	—
Tower setback from any rear and interior lot min.	12.5m	—	—	—	—
Tower step back min.	3.0m ⁽⁸⁾	—	—	—	—
Ground floor front façade openings min.	—	—	—	—	—
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade	Street-facing façade	Street-facing façade

Regulation	NR1	NR2	NR3	NR4	NR5
Garage door setback min.	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	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
Garage door width max.	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade
Separation distance between buildings on the same lot min.	3.0m ⁽⁹⁾	—	—	—	—

Additional Regulations for Table 12.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) The minimum lot frontage for a lot with a driveway accessed from a Major Street shall be 30.0 metres.
- (3) The minimum lot frontage for townhouses and semi-detached houses shall be 6.7 metres.
- (4) 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.
- (5) Where existing legally established buildings are on either side of the lot, the maximum front yard depth shall not be greater 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.
- (6) The minimum rear and interior yard depth shall be 7.5 metres plus 3.5 metres per 3.5 metres in height for all portions of a building above 8.0 metres in height where a lot abuts lands zoned NM3, NM4, NM5, NR3, NR4, or NR5 along the rear or interior lot line.
- (7) 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.

- (8) 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.
- (9) The separation distance between buildings on the same lot where facing walls contain windows to habitable rooms shall be 10.0 metres.

Section 13: 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.

13.1 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.

13.2 PERMITTED USES

No person shall, within any Institutional Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 13.1: Permitted Uses, below.

Table 13.1: Permitted Uses

Use	INST1	INST2	INST3
Residential			
Group home	• ⁽¹⁾	• ⁽¹⁾	
Residential care facility	•	•	
Commercial			
Entertainment facility	•		
Instruction studio	•	•	
Medical clinic	• ⁽²⁾	• ⁽²⁾	• ⁽²⁾
Personal service	• ⁽²⁾	• ⁽²⁾	• ⁽²⁾

Use	INST1	INST2	INST3
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			
Community facility	•	•	• ⁽³⁾
Correctional institution	•		
Emergency dispatch station	•	•	
Fairgrounds	•		
Hospital	•		
Post-secondary school	•		
School		•	•
Shelter	•	•	

Additional Regulations for Table 13.1: 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.

13.3 REGULATIONS

The regulations for lots in an Institutional Zone are set out in Table 13.2: Regulations below.

Table 13.2: Regulations

Regulation	INST1	INST2	INST3
Height min.	—	—	—
Height max.	40.0m ⁽¹⁾	15.0m ⁽¹⁾	12.0m ⁽¹⁾

Regulation	INST1	INST2	INST3
Lot size min.	—	—	—
Lot frontage min.	50.0m	30.0m	30.0m
Lot coverage max.	40%	40%	30%
Parking area coverage max.	25%	25%	25%
Landscaped open space min.	15%	25%	30%
Front and exterior yard depth min.	6.0m	6.0m	6.0m
Rear and interior yard depth min.	6.0m ⁽²⁾	6.0m	6.0m
Tower floorplate max.	1,100m ²	—	—
Tower setback from any rear and interior lot min.	12.5m	—	—
Tower step back min.	3.0m	—	—
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade
Garage door setback min.	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
Garage door width max.	50% of street-facing façade	50% of street-facing façade	50% of street-facing façade

Additional Regulations for Table 13.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) 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 14: Heavy Industrial Zones

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

14.1 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.

14.2 PERMITTED USES

No person shall, within any Heavy Industrial Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 14.1: Permitted Uses, below.

Table 14.1: Permitted Uses

Use	HI1	HI2
Employment		
Airport		•
Auto yard	•	•
Industrial facility – general (class II)	•	•
Industrial facility – heavy (class III)	•	•
Industrial sales and service	• ⁽¹⁾	• ⁽¹⁾
Research and development	•	•
Salvage yard	•	•
Transportation depot	•	•

Use	HI1	HI2
Vehicle repair garage	•	•
Warehouse	•	•
Waste processing facility		•

Additional Regulations for Table 14.1: Permitted Uses

- (1) 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 a Heavy Industrial Zone are set out in Table 14.2: Regulations below.

Table 14.2: Regulations

Regulation	HI1	HI2
Height min.	—	—
Height max.	50.0m ⁽¹⁾⁽²⁾	15.0m ⁽¹⁾⁽²⁾
Floor area ratio max.	—	—
Lot size min.	—	—
Lot frontage min.	75.0m	75.0m
Lot coverage max.	60% ⁽³⁾	60% ⁽³⁾
Parking area coverage max.	—	—
Landscaped open space min.	10%	10%
Front and exterior yard depth min.	1.5m	1.5m
Interior yard depth min.	1.2m ⁽⁴⁾	1.2m ⁽⁴⁾
Rear yard depth min.	10.0m ⁽⁴⁾	10.0m ⁽⁴⁾
Principal pedestrian entrance location	Street-facing façade	Street-facing façade
Open storage max.	90%	90%

Additional Regulations for Table 14.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.

- (2) Within 70.0 metres of a Neighbourhood Mixed-Use Zone or Neighbourhood Residential Zone, the maximum height permitted shall be 24.0 metres.
- (3) Open storage shall be included within the calculation of lot coverage.
- (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 15: Light Industrial Zones

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

15.1 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 and Business Park (LI3) Zone

The Advanced Manufacturing and Business Park Zone allows for advanced manufacturing and business 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 ancillary facilities that support the broader employment area.

15.2 PERMITTED USES

No person shall, within any Light Industrial Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 15.1: Permitted Uses, below.

Table 15.1: Permitted Uses

Use	LI1	LI2	LI3	LI4
Commercial				
Restaurant				• ⁽¹⁾
Retail store				• ⁽¹⁾
Service office				• ⁽¹⁾
Training facility				• ⁽¹⁾

Use	LI1	LI2	LI3	LI4
Employment				
Advanced manufacturing facility	•	•	•	•
Artisan workshop	•	•		•
Auto yard		•		
Industrial facility – general (class II)		•		
Industrial facility – light (class I)	•	•		•
Industrial sales and service	•	•		•
Office	• ⁽²⁾	• ⁽²⁾	• ⁽²⁾	• ⁽²⁾
Passenger terminal	•	•		•
Research and development	•	•	•	•
Transportation depot		•		
Vehicle repair garage	•	•		•
Warehouse	•	•		•
Wholesale	• ⁽³⁾	• ⁽³⁾		• ⁽³⁾

Additional Regulations for Table 15.1: Permitted Uses

- (1) Commercial Uses shall only be permitted up to a maximum gross floor area of 500 square metres per lot and only in association with an Employment Use on the same lot.
- (2) Offices shall only be permitted in association with another Employment Use on the same lot.
- (3) 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.

15.3 REGULATIONS

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

Table 15.2: Regulations

Regulation	LI1	LI2	LI3	LI4
Height min.	—	—	—	—

Regulation	LI1	LI2	LI3	LI4
Height max.	50.0m ⁽¹⁾⁽²⁾	50.0m ⁽¹⁾⁽²⁾	50.0m ⁽¹⁾⁽²⁾	50.0m ⁽¹⁾⁽²⁾
First storey height min.	—	—	—	—
Floor area ratio max.	—	—	—	—
Lot size min.	—	—	—	—
Lot frontage min.	30.0m	75.0m	30.0m	30.0m
Lot coverage max.	60% ⁽³⁾	60% ⁽³⁾	60% ⁽³⁾	60% ⁽³⁾
Parking area coverage max.	—	—	—	—
Landscaped open space min.	10%	10%	10%	10%
Front and exterior yard depth min.	1.5m for every 3m of building height ⁽⁴⁾	1.5m for every 3m of building height ⁽⁴⁾	1.5m for every 3m of building height ⁽⁴⁾	1.5m for every 3m of building height ⁽⁴⁾
Interior yard depth min.	1.2m ⁽⁴⁾⁽⁵⁾	1.2m ⁽⁴⁾⁽⁵⁾	1.2m ⁽⁴⁾⁽⁵⁾	1.2m ⁽⁴⁾⁽⁵⁾
Rear yard depth min.	10.0m ⁽⁴⁾⁽⁵⁾	10.0m ⁽⁴⁾⁽⁵⁾	10.0m ⁽⁴⁾⁽⁵⁾	10.0m ⁽⁴⁾⁽⁵⁾
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade	Street-facing façade
Open storage max.	20%	50%	—	20%

Additional Regulations for Table 15.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) Within 70.0 metres of a Neighbourhood Mixed-Use Zone or Neighbourhood Residential Zone, the maximum height permitted shall be 15.0 metres.
- (3) Open storage shall be included within the calculation of lot coverage.
- (4) For lots abutting Veterans Memorial Parkway, the minimum yard depth from the abutting lot line shall be 7.5 metres.
- (5) 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: Commercial Industrial Zones

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

16.1 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 with minimal impacts on sensitive land 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 minimal impacts on sensitive land uses 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 uses with minimal impacts on sensitive uses that are arranged in a large-scale or small-scale format.

16.2 PERMITTED USES

No person shall, within any Commercial Industrial Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 16.1: Permitted Uses, below.

Table 16.1: Permitted Uses

Use	CI1	CI2	CI3
Commercial			
Funeral home	•	•	•
Hotel	•	•	
Instruction studio	•	•	•
Kennel	•	•	•

Use	CI1	CI2	CI3
Medical clinic	•	•	
Outdoor retail	•	•	
Personal service	•	•	
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			
Community facility	•	•	•
Day care centre	•	•	•
Emergency dispatch station	•	•	•
Shelter	•	•	•
Employment			
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 16.1: 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.

16.3 REGULATIONS

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

Table 16.2: Regulations

Regulation	CI1	CI2	CI3
Height min.	—	—	—
Height max.	50.0m ⁽¹⁾⁽²⁾	15.0m ⁽¹⁾⁽²⁾	15.0m ⁽¹⁾⁽²⁾
Floor area ratio max.	—	—	—
Lot size min.	—	—	—
Lot frontage min.	75.0m	30.0m	30.0m
Lot coverage max.	60% ⁽³⁾	60% ⁽³⁾	60% ⁽³⁾
Parking area coverage max.	25% ⁽⁴⁾	25% ⁽⁴⁾	25% ⁽⁴⁾
Landscaped open space min.	10%	10%	10%
Front and exterior yard depth min.	1.5m	1.5m	1.5m
Interior yard depth min.	1.2m ⁽⁵⁾	1.2m ⁽⁵⁾	1.2m ⁽⁵⁾
Rear yard depth min.	10.0m ⁽⁵⁾	10.0m ⁽⁵⁾	10.0m ⁽⁵⁾
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade
Open storage max.	20%	20%	20%

Additional Regulations for Table 16.2: Regulations

- (1) Where an “H” symbol is applied on the zoning map the number following the “H” symbol specifies the maximum height permitted on the individual lot.
- (2) Within 70.0 metres of a Neighbourhood Mixed-Use Zone or Neighbourhood Residential Zone, the maximum height permitted shall be 24.0 metres.
- (3) Open storage shall be included within the calculation of lot coverage.
- (4) Shall only apply when Commercial Uses are located on the lot.

- (5) 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 17: 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.

17.1 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.

17.2 PERMITTED USES

No person shall, within any Future Growth Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 17.1: Permitted Uses, below.

Table 17.1: Permitted Uses

Use	FG1
Residential	
Farm house	• ⁽¹⁾
Commercial	
Kennel	•
Community and Institutional	
Conservation	•
Employment	
On-farm diversified use	•
Agricultural	
Crop cultivation	•

Additional Regulations for Table 17.1: Permitted Uses

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

17.3 REGULATIONS

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

Table 17.2: Regulations

Regulation	FG1
Height min.	—
Height max.	15.0m
Lot size min.	—
Lot frontage min.	As existing
Lot coverage max.	10%
Parking area coverage max.	—
Landscaped open space min.	—
Front and exterior yard depth min.	10.0m
Rear and interior yard depth min.	25.0m

Section 18: Farmland Zones

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

18.1 APPLICABLE ZONES

Farmland 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:

Farmland Intensive Agriculture (FL1) Zone

The Farmland Intensive Agriculture Zone allows for farm uses including agricultural production of crops and raising of livestock.

Farmland Agriculture (FL2) Zone

The Farmland Agriculture Zone allows for farm uses including agricultural production of crops and raising of livestock and includes limits on certain uses that may impact sensitive land uses that may be located nearby.

Farmland Agricultural-Related Commercial (FL3) Zone

The Farmland Agricultural-Related Commercial Zone allows for agricultural-related commercial uses that support the surrounding farmland.

Farmland Agricultural-Related Industrial (FL4) Zone

The Farmland Agricultural-Related Industrial Zone allows for agricultural-related industrial uses that support the surrounding farmland.

Farmland Resource Extraction (FL5) Zone

The Farmland Resource Extraction Zone allows for farm uses in addition to the extraction and processing of natural resources.

18.2 PERMITTED USES

No person shall, within any Farmland Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 18.1: Permitted Uses, below.

Table 18.1: Permitted Uses

Use	FL1	FL2	FL3	FL4	FL5
Residential					
Farm house	•	•	•		
Commercial					

Use	FL1	FL2	FL3	FL4	FL5
Agricultural-related commercial use			•	•	
Agri-tourism			•		
Farm market			•		
Kennel		•	•	•	
Livestock-related use				•	
Veterinary hospital			•	•	
Community and Institutional					
Conservation	•	•	•	•	•
Employment					
Agricultural-related industrial use				•	•
On-farm diversified use	•	•	•	•	•
Resource extraction operation					•
Agricultural					
Crop cultivation	•	•	•	•	•
Intensive agriculture	• ⁽¹⁾			• ⁽¹⁾	• ⁽¹⁾

Additional Regulations for Table 18.1: Permitted Uses

- (1) Intensive Agriculture shall not be permitted within 300 metres of the Urban Growth Boundary or any Rural Neighbourhood Zone, or in accordance with MDS regulations, whichever is greater.

18.3 REGULATIONS

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

Table 18.2: Regulations

Regulation	FL1	FL2	FL3	FL4	FL5
Height min.	–	–	–	–	–
Height max.	15.0m	15.0m	15.0m	15.0m	15.0m
Residential density min.	–	–	–	–	–
Number of dwelling units per lot max.	3	3	3	–	–

Regulation	FL1	FL2	FL3	FL4	FL5
Lot size min.	40.0 ha	40.0 ha	2,000m ²	5,000m ²	10.0 ha
Lot frontage min.	300.0m	200.0m	30.0m	45.0m	100.0m
Lot coverage max.	10%	10%	30%	20%	10%
Landscaped open space min.	—	—	10%	10%	10%
Front and exterior yard depth min.	30.0m	15.0m	7.5m	10.0m	30.0m
Interior yard depth min.	30.0m	15.0m	7.5m	15.0m	30.0m
Rear yard depth min.	30.0m	30.0m	10.0m	15.0m	30.0m

Section 19: Rural Neighbourhood Zones

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

19.1 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 Residential (RN1) Zone

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

Rural Neighbourhood Commercial (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.

Rural Neighbourhood Mixed-Use (RN3) Zone

The Rural Neighbourhood Mixed-Use Zone allows for mixed-use buildings within a neighbourhood context in the form of lower height and density permissions served by on-site wastewater treatment systems and private wells.

19.2 PERMITTED USES

No person shall, within any Rural Neighbourhood Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 19.1: Permitted Uses, below.

Table 19.1: Permitted Uses

Use	RN1	RN2	RN3
Residential			
Detached house	•		•
Group home	• ⁽¹⁾		• ⁽¹⁾
Multiplex			•
Community and Institutional			
Community facility		•	•

Use	RN1	RN2	RN3
Day care centre		•	
Park		•	
Place of worship		•	
School		•	
Commercial			
Instruction studio		•	•
Medical clinic		•	•
Personal service		•	•
Recreation facility		•	•
Retail store		•	•
Service office		• ⁽¹⁾	• ⁽¹⁾
Employment			
Vehicle repair garage		•	

Additional Regulations for Table 19.1: Permitted Uses

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

19.3 REGULATIONS

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

Table 19.2: Regulations

Regulation	RN1	RN2	RN3
Height min.	—	—	—
Height max.	12.0m	12.0m	12.0m
First storey height min.	—	—	4.0m
Residential density min.	—	—	—
Residential density max.	—	—	—
Lot size min.	5,000m ²	5,000m ²	6,000m ²

Regulation	RN1	RN2	RN3
Lot frontage min.	20.0m	20.0m	20.0m
Lot coverage max.	30%	30%	30%
Parking area coverage max.	—	25% ⁽¹⁾	25% ⁽¹⁾
Landscaped open space min.	20%	20%	20%
Front and exterior yard depth min.	8.0m	8.0m	8.0m
Interior yard depth min.	6.0m	20.0m	15.0m
Rear yard depth min.	10.0m	10.0m	10.0m
Amenity area per dwelling unit min.	—	—	—
Principal pedestrian entrance location	Street-facing façade	Street-facing façade	Street-facing façade
Garage door setback min.	—	—	—
Garage door width max.	—	—	—
Open storage max.	—	10% ⁽²⁾	—

Additional Regulations for Table 19.2: Regulations

- (1) Shall only apply when Commercial Uses are located on the lot.
- (2) Open storage shall be included within the calculation of lot coverage.

Section 20: Waste Management Zones

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

20.1 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.

20.2 PERMITTED USES

No person shall, within any Waste Management Zone, use or permit the use of any lot, or erect, alter or use any building or structure, for any purpose other than those permitted uses, denoted by a “•”, within Table 20.1: Permitted Uses, below.

Table 20.1: Permitted Uses

Use	WM1
Employment	
Municipal waste disposal facility	•
Public drop-off and recycling depot	•
Waste processing facility	•
Agricultural	
Crop cultivation	•

20.3 REGULATIONS

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

Table 20.2: Regulations

Regulation	WM1
Height min.	—
Height max.	15.0m

Regulation	WM1
Lot size min.	—
Lot frontage min.	As existing
Lot coverage max.	15%
Parking area coverage max.	—
Landscaped open space min.	—
Front and exterior yard depth min.	30.0m ⁽¹⁾
Interior yard depth min.	30.0m ⁽¹⁾
Rear yard depth min.	30.0m ⁽¹⁾

Additional Regulations for Table 20.2: 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 21: 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.

21.1 APPLICABLE ZONES

Hazard Overlay (HZO) Zone

The Hazard Overlay Zone applies to hazard-prone areas where there is existing development.

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*.

21.2 HAZARD OVERLAY ZONE

21.2.1 Permitted Uses

No person shall, within the Hazard 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 another applicable zone or denoted by a “•”, within Table 21.1: Permitted Uses, below.

Table 21.1: Permitted Uses

Use	HZO
Commercial	
Golf course	• ⁽¹⁾
Open recreation	• ⁽¹⁾
Community and Institutional	
Park	•
Agricultural	
Crop cultivation	• ⁽²⁾

Additional Regulations for Table 21.1: Permitted Uses

(1) Shall be limited to uses without buildings or structures.

- (2) No buildings or structures shall be permitted as part of the agriculture use.

21.2.2 Regulations

The regulations for lots in the Hazard Overlay Zone are set out by another applicable zone, but shall not result in an increase in the number of dwelling units or in the non-residential floor area.

21.3 HERITAGE OVERLAY ZONE

21.3.1 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 another applicable zone.

21.3.2 Regulations

The regulations for lots in the Heritage Overlay Zone are set out in Table 21.2: Regulations, below.

Table 21.2: Regulations

Regulation	HRO
Height min.	As it exists on the day of passage of this By-law.
Height max.	As it exists on the day of passage of this By-law.
Residential density min.	As it exists on the day of passage of this By-law.
Residential density max.	As it exists on the day of passage of this By-law.
Floor area ratio max.	As it exists on the day of passage of this By-law.
Lot size min.	As it exists on the day of passage of this By-law.
Lot frontage min.	As it exists on the day of passage of this By-law.
Lot coverage max.	As it exists on the day of passage of this By-law.
Parking area coverage max.	As it exists on the day of passage of this By-law.
Landscaped open space min.	As it exists on the day of passage of this By-law.
Front and exterior yard depth min.	As it exists on the day of passage of this By-law.
Front and exterior yard depth max.	As it exists on the day of passage of this By-law.
Rear and interior yard depth min.	As it exists on the day of passage of this By-law.

Regulation	HRO
Amenity area per dwelling unit min.	As it exists on the day of passage of this By-law.
Ground floor front façade openings min.	As it exists on the day of passage of this By-law.
Principal pedestrian entrance location	As it exists on the day of passage of this By-law.
Garage door setback min.	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.
New buildings and structures	If a building or structure that is designated under the <i>Ontario Heritage Act</i> 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 22: Site-Specific Regulations

22.1 HOLDING ZONES

[not available]

22.2 SITE-SPECIFIC PROVISIONS

[not available]

22.3 BONUS ZONES

[not available]

Section 23: Schedule 1

[not available]

