

**Planning Act**  
**Loi sur l'aménagement du territoire**

**ONTARIO REGULATION XXX/25**  
**ZONING ORDER – CITY OF LONDON**

**Definitions**

1. In this Order,

“Zoning By-law” means the City of London Zoning By-law No. Z.1.

**Application**

2. (1) This Order applies to lands in the City of London, in the Province of Ontario, being the lands outlined in black on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

**General Industrial Exception Zone**

3. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as General Industrial Exception Zone on the map described in Section 2(1), except for:

- a) Auction establishments;
- b) Automotive use
- c) Automobile body shop;
- d) Automobile repair garages;
- e) Automobile rental establishment
- f) Automobile sales and service establishment
- g) Automobile service station
- h) Building or contracting establishments;
- i) Convenience service establishments
- j) Day care centres
- k) Dry cleaning and laundry plants;
- l) Food, tobacco and beverage processing industries;
- m) Impounding Yard
- n) Manufacturing and assembly industries;
- o) Personal service establishment
- p) Printing, reproduction and data processing industries;
- q) Processed goods industries;
- r) Offices
- s) Repair and rental establishments;
- t) Retail stores
- u) Research and development establishments;
- v) Service and repair establishments;
- w) Service trades;
- x) Storage depots;
- y) Terminal centres;

- z) Tow Truck Business
- aa) Transport terminals;
- bb) Truck sales and service establishments
- cc) Warehouse establishments;
- dd) Wholesale establishments;

(2) In addition to the zoning requirements set out in Section 6, the only zoning requirements for the uses set out in Section 3(1)(a) to (cc) are as follows:

- 1. The Minimum Lot Area shall be 2,500m<sup>2</sup>;
- 2. The Minimum Lot Frontage shall be 50.0 metres;
- 3. The Minimum Yard Setbacks shall be:
  - a. Front – 1.5 metres
  - b. Exterior Side - 1.5 metres
  - c. Interior Side – 6.0m
  - d. Rear - 6.0 metres
- 4. The Maximum Building Height shall be 50.0 metres;
- 5. The minimum landscaped open space shall be 5%

### **Light Industrial Exception Zone**

4. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Light Industrial Exception Zone on the map described in Section 2(1), except for:

- a) Artisan Workshop
- b) Assembly Hall
- c) Automotive uses, restricted;
- d) Bakeries;
- e) Brewing on premises establishments
- f) Business service establishments;
- g) Clinics;
- h) Convenience service establishments;
- i) Convenience stores;
- j) Commercial recreation establishments
- k) Craft Brewery
- l) Custom workshop
- m) Day care centres
- n) Dry cleaning and laundry plants;
- o) Financial institutions;
- p) Laboratories;
- q) Leather and fur processing excluding tanning;
- r) Manufacturing and assembly industries;
- s) Medical/dental offices;
- t) Offices support;
- u) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- v) Personal service establishments;

- w) Pharmaceutical and medical product industries;
- x) Printing, reproduction and data processing industries;
- y) Private clubs
- z) Private parks
- aa) Repair, service and rental establishments;
- bb) Research and development establishments;
- cc) Restaurants
- dd) Self-storage Establishments
- ee) Service Trade
- ff) Textile processing industries
- gg) Tow Truck Business
- hh) Warehouse establishments;
- ii) Wholesale establishments;

(3) In addition to the zoning requirements set out in Section 6, the only zoning requirements for the uses set out in Section 4(1)(a) to (jj) are as follows:

1. The Minimum Lot Area shall be 2,500m<sup>2</sup>;
2. The Minimum Lot Frontage shall be 30.0 metres;
3. The Minimum Yard Setbacks shall be:
  - a. Front – 1.5 metres
  - b. Exterior Side - 1.5 metres
  - c. Interior Side – 6.0m
  - d. Rear - 6.0 metres
4. The Maximum Building Height shall be 50.0 metres;
5. The minimum landscaped open space shall be 5%
6. In accordance with Section 36(1) of the Planning Act, no building can be constructed until it can be demonstrated, to the satisfaction of the City, that servicing capacity is available

(4) In accordance with Section 36 of the Planning Act, no development or construction shall proceed on the lands identified as Light Industrial Exception Zone on the map described in Section 2(1) until such time as servicing capacity is confirmed as available and operational.

### **Open Space Exception Zone**

5. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Open Space Exception Zone on the map described in Section 2(1), except for:

- a) Conservation lands;
- b) Conservation works;
- c) Passive recreational uses;
- d) Managed woodlot;
- e) Agricultural uses

(5) In addition to the zoning requirements set out in Section 6, the only zoning requirements for the uses set out in Section 5(1)(a) to (e) are as follows:

1. The Minimum Lot Area shall be 200m<sup>2</sup>;
2. The Minimum Lot Frontage shall be 5.0 metres;
3. The Minimum Yard Setbacks shall be:
  - a. Front – 1.5 metres
  - b. Exterior Side - 1.5 metres
  - c. Interior Side – 6.0m
  - d. Rear - 6.0 metres
4. The Maximum Building Height shall be 10.0 metres;
5. The minimum landscaped open space shall be 5%

### **Additional Zoning Requirements**

**6.** (1) The zoning regulations in this section apply to all the uses permitted in this Zoning Order

(2) In calculating building height, the following shall be exempt:

- a. Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features
- b. Light standards
- c. Lightning rods
- d. Parapets
- e. Mechanical penthouses
- f. Unenclosed mechanical equipment
- g. Skylights
- h. Hydro, radio, television or microwave towers, antennae, and similar features
- i. Steeples

(3) Minimum setback from a private lane is 0.5 metres.

### **Terms of use**

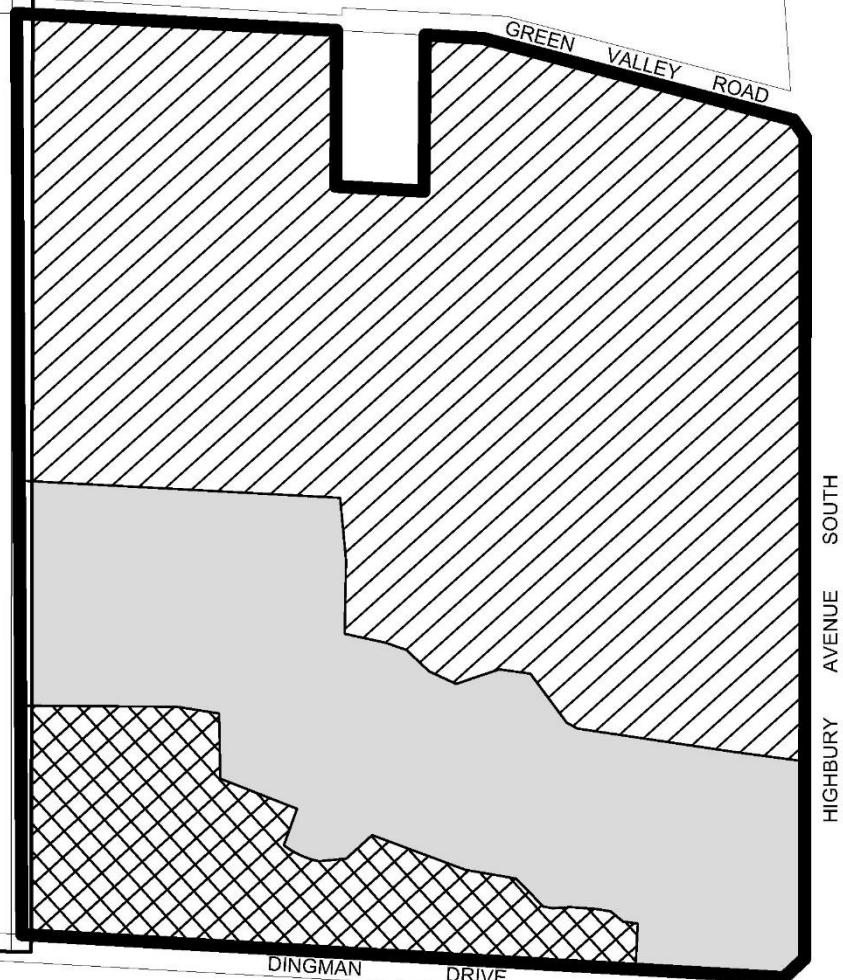
7. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

**Deemed by-law**

8. (1) This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Corporation of the City of London.

(2) The provisions of the Zoning Bylaw shall apply to the lands described in Section 2, except to the extent varied by the provisions of this Order.

# Dancor, City of London



## MAP No. XXX

Map filed at the office of the Ontario Ministry of  
Municipal Affairs and Housing  
777 Bay St. Toronto, Ontario,

Planning Act

Ontario Regulation:

Date:

Original Signed By: Minister of Municipal Affairs and  
Housing

## LEGEND

- Land Subject to Zoning Order
- General Industrial Exception Zone
- Light Industrial Exception Zone
- Open Space Exception Zone

