

ZONING ORDER 007-2026

**For lands municipally known as
4423 Highbury Avenue and 2105 Green Valley Road, City of London
Ordered under section 47 of the Planning Act**

As permitted by section 47 of the *Planning Act*, for lands in the City of London in the Province of Ontario as described in Appendix “A” (the “subject lands”), I hereby order that:

1. Definitions

(1) In this order,

“zoning by-law” means zoning by-law no. Z.-1 of the City of London.

2. Permitted uses

(1) The erection or use of any building or structure, or the use of any land, is prohibited on the lands zoned as General Industrial 1 Special Provision (GI1(100)) in Appendix “A”, except for the following uses:

- (a) Auction establishments;
- (b) Automobile body shop;
- (c) Automobile rental establishment;
- (d) Automobile repair garages;
- (e) Automobile sales and service establishment;
- (f) Automobile service station;
- (g) Automotive use;
- (h) Building or contracting establishments;
- (i) Convenience service establishments;
- (j) Dry cleaning and laundry plants;
- (k) Food, tobacco and beverage processing industries;
- (l) Impounding yard;
- (m) Manufacturing and assembly industries;

- (n) Offices;
 - (o) Personal service establishment;
 - (p) Printing, reproduction and data processing industries;
 - (q) Processed goods industries;
 - (r) Repair and rental establishments;
 - (s) Research and development establishments;
 - (t) Retail stores;
 - (u) Service and repair establishments;
 - (v) Service trades;
 - (w) Storage depots;
 - (x) Terminal centres;
 - (y) Tow truck business;
 - (z) Transport terminals;
 - (aa) Truck sales and service establishments;
 - (bb) Warehouse establishments;
 - (cc) Wholesale establishments.
- (2) The erection or use of any building or structure, or the use of any land, is prohibited on the lands zoned as Open Space 5 Special Provision (OS5 (100)) in Appendix "A", except for the following uses:
- (a) Conservation lands;
 - (b) Conservation works;
 - (c) Ecological buffers;
 - (d) Managed woodlot;
 - (e) Passive recreational uses which include hiking trails and multi-use pathways.

3. Zoning requirements

- (1) In addition to the zoning requirements set out in Section 4, the only zoning requirements for the uses set out in subsection 2(1) are as follows:
 - (a) The Minimum Lot Area shall be 2,500m²;
 - (b) The Minimum Lot Frontage shall be 50.0 metres;
 - (c) The Minimum Yard Setbacks shall be:
 - (i) Front - 1.5 metres
 - (ii) Exterior Side - 1.5 metres
 - (iii) Interior Side – 6.0m
 - (iv) Rear - 6.0 metres
 - (d) The Maximum Building Height shall be 50.0 metres;
 - (e) The minimum landscaped open space shall be 5%.
- (2) In addition to the zoning requirements set out in Section 4, the only zoning requirements for the uses set out in subsection 2(2) are as follows:
 - (a) The Minimum Lot Frontage shall be 5.0 metres;
 - (b) The Minimum Yard Setbacks shall be:
 - (i) Front - 1.5 metres
 - (ii) Exterior Side - 1.5 metres
 - (iii) Interior Side - 6.0m
 - (iv) Rear - 6.0 metres
 - (c) The Maximum Building Height shall be 10.0 metres;
 - (d) The minimum landscaped open space shall be 5%.

4. Additional zoning requirements

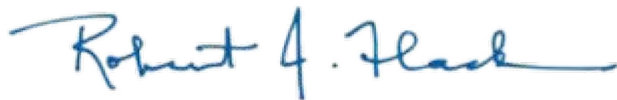
- (1) The zoning regulations in this section apply to all the uses permitted in this Zoning Order.
- (2) In calculating building height, the following shall be exempt:

- (a) Cupolas, finials and weathervanes, or similar architectural, landscape or ornamental features;
 - (b) Hydro, radio, television or microwave towers, antennae, and similar features;
 - (c) Light standards;
 - (d) Lightning rods;
 - (e) Mechanical penthouses;
 - (f) Parapets;
 - (g) Skylights;
 - (h) Steeples;
 - (i) Unenclosed mechanical equipment.
- (3) Minimum setback from a private lane is 0.5 metres.
- (4) Notwithstanding any other provision of this order or the zoning by-law, no minimum lot area shall be required for lands zoned as Open Space 5 Special Provision (OS5 (100)) in Appendix "A".

5. Implementation provisions

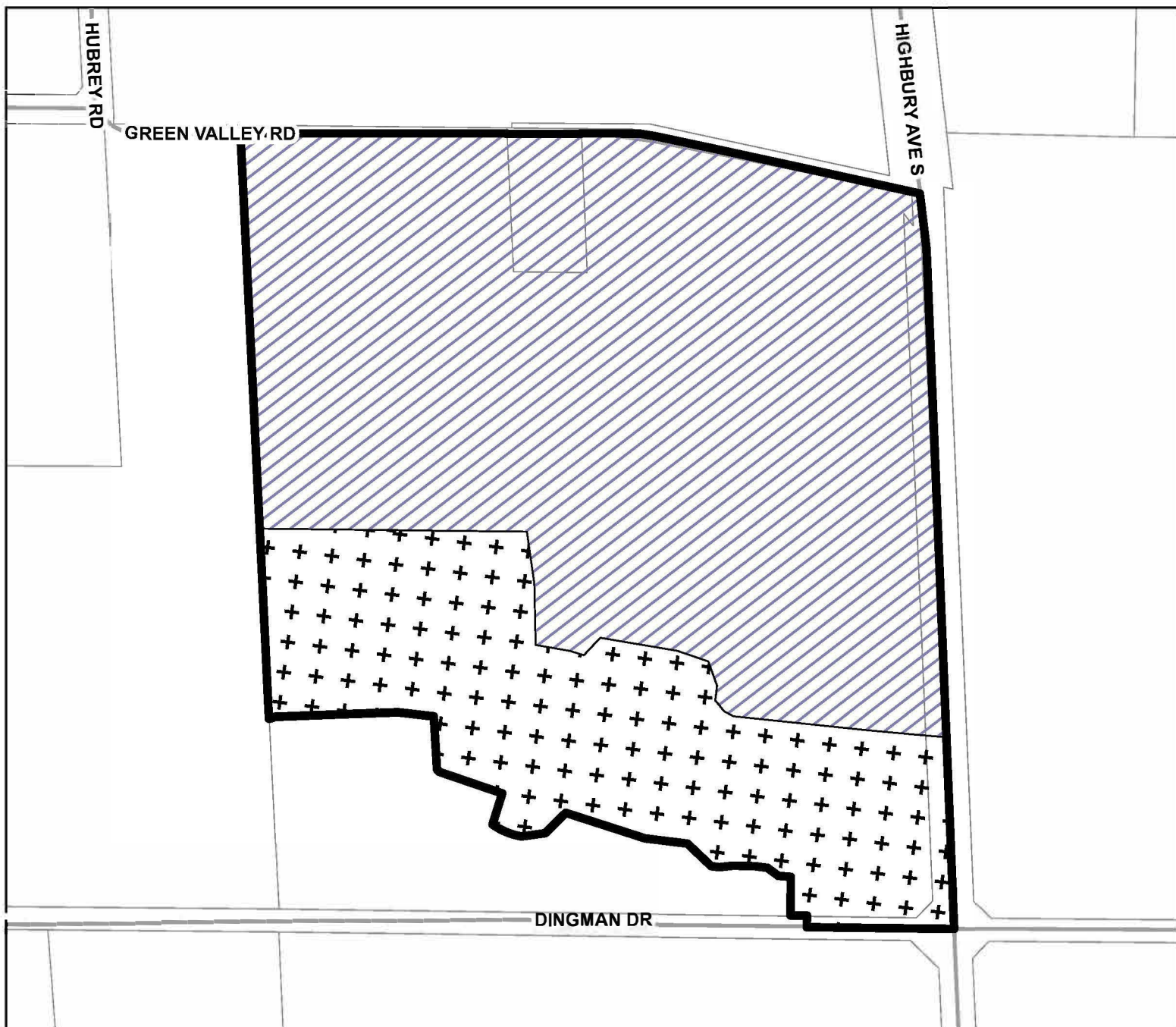
- (1) This order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be a by-law passed by the council of the City of Hamilton.
- (2) This order comes into force on the day it is made.

Signed at Toronto this 14th day of September, 2026.



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

Appendix "A" to Zoning Order 007-2026



LEGEND

- Roads
- Parcels
- ▨ GI1 (100)
- ⊕ OS5 (100)

Subject Lands - Part of the South ½ of Lot 11; Part of Highbury Avenue named by BYLAW 870207 being Part of the Road Allowance between Lots 10 and 11, Concession 3; and Part of Dingman Drive, being Part of the Road Allowance between Lots 10 and 11, Concessions 3 and 4, City of London



Map North (Degrees): 7.52°E

0 50 100 200
Metres

1 cm equals 50 metres

Map Description:

The map shows lands located in, Part of the South ½ of Lot 11; Part of Highbury Avenue named by BYLAW 870207 being Part of the Road Allowance between Lots 10 and 11, Concession 3; and Part of Dingman Drive, being Part of the Road Allowance between Lots 10 and 11, Concessions 3 and 4, City of London. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>).

On request, we can arrange for accessible formats and communications supports.

Please contact MMAH by email (mininfo@ontario.ca) for regulation details.

THIS IS NOT A PLAN OF SURVEY

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