

## SECTION 40 \*\*

### LIGHT INDUSTRIAL (LI) ZONE

#### 40.1 GENERAL PURPOSE OF THE LI ZONE

This Zone provides for and regulates a range of industrial and associated secondary uses. In addition to the uses permitted in the LI1 Zone variation, an expanded range of industrial and complementary uses may be permitted, at appropriate locations, through other zone variations. A limited range of convenience, medical/dental and automotive uses may be permitted in association with industrial uses or by compounding with the Convenience Commercial (CC) and/or Automotive Service Station (SS) Zones. The LI10 zone variation will be applied to permit Self-storage Establishments where an approved secondary plan of the City of London indicates that the Light Industrial area is intended to transition out of industrial use. (Z.-1-132230)(Z.-1-202871)

#### 40.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any LI Zone variation for any use other than the following uses:

##### 1) LI1

The following are permitted uses in the LI1 Zone variation:

- a) Bakeries;
- b) Business service establishments;
- c) Laboratories;
- d) Manufacturing and assembly industries;
- e) Offices support;
- f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- g) Pharmaceutical and medical product industries;
- h) Printing, reproduction and data processing industries;
- i) Research and development establishments;
- j) Warehouse establishments;
- k) Wholesale establishments;
- l) Custom workshop; Z-1-051390
- m) Brewing on premises establishments. Z-1-051390
- n) Service Trade Z.-1-071679
- o) Existing Self-storage Establishments (Z.-1-132230)
- p) Artisan Workshop (Z.-1-172561)
- q) Craft Brewery (Z.-1-172561)

##### 2) LI2

The following are permitted uses in the LI2 Zone variation:

- a) Any use permitted in the LI1 Zone variation;
- b) Dry cleaning and laundry plants;
- c) Food, tobacco and beverage processing industries excluding meat packaging;
- d) Leather and fur processing excluding tanning;
- e) Repair and rental establishments;
- f) Service and repair establishments;
- g) Service trades;
- h) Textile processing industries.

##### 3) LI3

The following are permitted uses in the LI3 Zone variation:

- a) Assembly halls;
- b) Commercial recreation establishments;

- c) Day care centres;
- d) Private clubs;
- e) Private parks.

**4) LI4**

The following are permitted uses in the LI4 Zone variation:

- a) Any use permitted in the LI1 Zone variation;
- b) Automotive uses, restricted;
- c) Clinics;
- d) Convenience service establishments;
- e) Convenience stores;
- f) Day care centres;
- g) Financial institutions;
- h) Medical/dental offices;
- i) Personal service establishments;
- j) Restaurants.

**5) LI5**

The following are permitted uses in the LI5 Zone variation:

- a) Hotels;
- b) Motels.

**6) LI6**

The following are permitted uses in the LI6 Zone variation:

- a) Any use permitted in the LI1 Zone variation;
- b) Any use permitted in the LI2 Zone variation;
- c) Building or contracting establishments;
- d) Storage depots;
- e) Terminal centres;
- f) Transport terminals.

**7) LI7**

The following are permitted uses in the LI7 Zone variation:

- a) Automobile body shops;
- b) Automobile repair garages;
- c) Building or contracting establishments;
- d) Repair and rental establishments;
- e) Service and repair establishments;
- f) Service trades;
- g) Truck sales and service establishments (Z-1-051390)
- h) Custom workshops (Z-1-051390)

**8) LI8**

The following are permitted uses in the LI8 Zone variation:

- a) Existing industrial uses.

**9) LI9**

The following are permitted uses in the LI9 Zone variation:

- a) Residential and other source recycling facilities. (Z.-1-031144)

**10) LI10**

The following are permitted uses in the LI10 Zone variation:

- a) Self-storage Establishments (Z.-1-132230)

### 40.3 REGULATIONS (Z.-1-94236)

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any LI Zone variation except in conformity with the regulations as set out below and in Table 40.3. In addition to the regulations in Table 40.3, new manufacturing and assembly industries uses will be expected to meet or surpass provincial standards for noise, vibrations and airborne emissions and will require a certificate of approval from the Ministry of Environment and Energy as provided for under *the Environmental Protection Act* and associated regulations if they are within 150.0 metres (492.1 feet) of a Residential Zone.

#### 1) GROSS FLOOR AREA (MAXIMUM)

The maximum gross floor area for any individual use permitted in the LI4 Zone variation shall be as follows:

a)	Convenience commercial establishments	150 m <sup>2</sup> (1,614.5 sq.ft.)
b)	Financial institutions	300 m <sup>2</sup> (3,229.2 sq.ft.)
c)	Medical/dental offices	150 m <sup>2</sup> (1,614.5 sq.ft.)
d)	Personal services establishments	150 m <sup>2</sup> (1,614.5 sq.ft.)
e)	Restaurants	500 m <sup>2</sup> (5,382.0 sq.ft.)

Notwithstanding the above maximum individual gross floor areas, the total gross floor area for such uses shall be restricted to 30 percent (30%) of the size of the permitted building. Z-1-051390

#### 2) RETAIL SALES AS AN ANCILLARY USE

Retail sales of goods are permitted as an ancillary use to manufacturing and assembly; food, tobacco and beverage processing; printing, reproduction and data processing and processed good industries provided that;

- a) the ancillary use is located within the main building or unit occupied by the industrial use;
- b) the ancillary use does not exceed 25% of the gross floor area (GFA) of the unit or 100m<sup>2</sup> (1076 sq. ft.) and does not exceed 30 m<sup>2</sup> (323 sq. ft.) in total if retail goods are not manufactured on site;
- c) the ancillary retail use provide off-street parking spaces at the retail rate in Section 4.19 (Parking) of this By-law; and,
- d) the ancillary retail use is accessible via the front of the building.  
(Z.-1-142287)

#### 3) RECYCLING AND COMPOSTING FACILITIES

A Certificate of Approval from the Ministry of the Environment must be obtained prior to the establishment of a recycling or composting facility, if required.  
(Z.-1-031144)

#### 4) SECONDARY USES

- a) The following uses may not locate within 300m of any General Industrial (GI) Zone variation or any Heavy Industrial (HI) Zone variation and are required to have access from an arterial or primary collector road:
  - i) Assembly halls;
  - ii) Places of Worship;
  - iii) Commercial recreation establishments;
  - iv) Day care centres;
  - v) Private clubs;
  - vi) Private parks;
  - vii) Clinics;
  - viii) Convenience service establishments;
  - ix) Convenience stores;
  - x) Day care centres;
  - xi) Financial institutions;
  - xii) Medical/dental offices;

- xiii) Personal service establishments;
  - xiv) Restaurants;
  - xv) Hotels; and
  - xvi) Motels
- b) Section 40.3 (4) a) does not apply to the properties located at 1920 and 1930 Blue Heron Drive, 1828 Blue Heron Drive, 1615 North Routledge Park, 1565 North Routledge Park, 1069 Clarke Road, and 1030 Elias Street. (Z.-1-142287)

5) **ANCILLARY USES FOR ARTISAN WORKSHOP AND CRAFT BREWERY (Z.-1-172561)**

Ancillary uses are permitted for Artisan Workshop and Craft Brewery uses provided that:

- a) the ancillary use is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
- b) the ancillary use does not exceed 25% of the gross floor area (GFA) of the main building or unit or 100m<sup>2</sup> (1076 sq. ft.) and does not exceed 30m<sup>2</sup> (323 sq. ft.) in total of retail goods not manufactured on site;
- c) the ancillary use provides off-street parking spaces at the retail rate in Section 4.19 (Parking) of this By-law; and, the ancillary use is accessible via the front of the building.

**40.4 SPECIAL PROVISIONS**

The following zone variations apply to unique or existing situations and are not the standard LI Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 40.2 and/or Section 40.3 shall apply.

**LI1 Zone Variation**

LI1(1)

- a) Permitted Uses:
  - i) Commercial Storage Establishments; (Z.-1-99636);
  - ii) Business Service Establishments.
- b) Regulations:
  - i) Interior Side and Rear Yard Depth Abutting a Residential Zone (Minimum) (Z.-1-97488) 3.0 metres (9.84 feet)

LI1(2)

- a) Permitted Uses:
  - i) Business service establishments;
  - ii) Laboratories;
  - iii) Offices, support;
  - iv) Pharmaceutical and medical product industries;
  - v) Printing, reproduction and data processing industries;
  - vi) Research and development establishment;
  - vii) Warehouse establishments;
  - viii) Wholesale establishments;
  - ix) Repair and rental establishments;
  - x) Service and repair establishments;
  - xi) Service trades;
  - xii) Self-storage establishments.

- b) Regulations:
  - i) Interior Side and Rear Yard Depth for a Business Service Establishment, Laboratory, Support Office, and Self-Storage Establishment Where the Outside Walls Do Not contain Access to Individual Storage Units (Minimum): 3.0 metres (9.8 feet)
  - ii) Height for a Business Service Establishments, Laboratory Support Office, and Self Storage Establishment (Maximum) (Z.-1-00764) 6.0 metres (19.7 feet)

LI1(3)

- a) Additional Permitted Uses
  - i) Electrical and electronic products industries;
  - ii) Office, store and business electronic products industries;
  - iii) Commercial schools.
- b) Regulations
  - i) Landscaped Open Space Minimum 20 (%)
  - ii) Outdoor Storage Maximum (Z.-1-01885) 0 (%)

LI1(4)

- a) Permitted uses:
  - i) Occasional use of space within an existing industrial building as a private club for pigeon racing enthusiasts.
- b) Regulation:
  - i) Gross Floor Area 300 square metres (3,229 square feet). (Z.-1-02983)

LI1(5)

- a) Permitted Uses:
  - i) Offices, support;
  - ii) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
  - iii) Printing, reproduction and data processing industries;
  - iv) Warehouse establishments;
  - v) Wholesale establishments;
  - vi) Public/private Training Facility;
  - vii) Building or contracting establishments;
  - viii) Manufacturing and assembly industries;
  - ix) Repair and rental establishments;
  - x) Business service establishments;
  - xi) Commercial recreation establishments;
  - xii) Private clubs;
  - xiii) Private parks.

- b) Regulations:
- |      |                            |   |
|------|----------------------------|---|
| i)   | Lot Area<br>(Minimum)      | 25 hectares<br>(62 acres)                   |
| ii)  | Lot Frontage<br>(Minimum)  | 55 metres<br>(180 feet)                     |
| iii) | Building Area<br>(Maximum) | 5 574 square metres<br>(60,000 square feet) |
| iv)  | Open Storage<br>(Maximum)  | 2 137square metres<br>(23,000 square feet)  |

Notwithstanding Section 4.17, Open Storage, prior to the creation of any open storage area a hydrogeological report shall be prepared by a qualified consultant to the satisfaction of the General Manager of Planning and Development which will identify potential impacts and provide measures to mitigate impacts to protect ground water quality.  
(Z.-1-031085)(deleted and amended by Z.-1-041229)

LI1(6)

- a) Additional Permitted Uses:
- i) An office for an automobile rental business, an automobile rental establishment and a training facility for an automobile rental business, all within the existing building.
  - ii) The sale of automobiles in association with an automobile rental establishment and limited to automobiles formerly rented by the automobile rental establishment.  
(Z.-1-031179)

LI1(7)

- a) Additional Permitted Uses:
- i) Electrical and electronic products industries;
  - ii) Office, store and business electronic products industries;
  - iii) Commercial schools;
  - iv) Medical/dental offices;
  - v) Clinics;
  - vi) Day care centres.
- b) Regulations
- |      |   |   |
|------|---|---|
| i)   | Landscaped Open<br>Space (%)<br>(Minimum)   | 20  |
| ii)  | Outdoor Storage<br>(%)<br>(Maximum)   | 0   |
| iii) | Total Gross Floor Area<br>For All Office Uses Per<br>Building<br>(Maximum)<br>(Z.-1-041276) | 5 000 square metres<br>(53,819.5 square feet) |

LI1(8)

- a) Additional Permitted Uses:
- i) Electrical and electronic products industries;
  - ii) Office, store and business electronic products industries;
  - iii) Commercial schools;
  - iv) Medical/dental offices;
  - v) Clinics;
  - vi) Day care centres.

- b) Regulations:
  - i) Landscaped Open Space (%) (Minimum) 20
  - ii) Outdoor Storage (%) (Maximum) 0
  - iii) Total Gross Floor Area For All Office Uses Per Building (Maximum) 5 000 square metres (53,819.5 square feet)
  - iv) Gross Floor Area for Medical/Dental Offices and Clinics (Maximum) (Z.-1-041277) 150 square metres (1,614.5 square feet)

LI1(9)

- a) Additional Permitted Use:
  - i) Pool Supply Outlet (Z.-1-071669)

LI1(10)

- a) Additional Permitted Use:
  - i) Transportation Terminal.
- b) Additional Regulations:
  - i) No paved surfaces, outdoor storage, parking areas, or driveways will be permitted within a 17 meter setback from any lot line abutting a residential zone. (Z.-1-091871)

LI1(11)

- a) Permitted Uses:
  - i) Automobile repair garage;
  - ii) Automobile supply store;
  - iii) Builder's yard;
  - iv) Bulk sales establishment;
  - v) Manufacturing and assembly industry (excluding household waste recycling depot);
  - vi) Retail store (ancillary to a permitted use)
  - vii) Service and repair establishment;
  - viii) Transport terminal;
  - ix) Warehouse establishment. (Z.-1-101953)

LI1(12)

- a) Regulations
  - i) Landscaped East Side Yard Depth Minimum (Z.-1-122140) 10 metres (33 ft)

LI1(13)

- a) Regulations
  - i) Landscaped East Side Yard Depth Minimum (Z.-1-132164) 10 metres (33 ft)

- LI1(14) 1030 Elias Street
- a) Additional Permitted Uses:
    - i) Commercial Recreational Establishments
  - b) Regulations:
    - i) Landscaped Open Space (Minimum): 5%
    - ii) Parking (Minimum): 43 for the existing building  
(Z.-1-132194)
- LI1(15) 300 Colborne Street and 405-411 Bathurst Street
- a) Additional Permitted Uses
    - i) Place of Worship
    - ii) Social Service Establishment
    - iii) Existing Dwelling Units
  - b) Regulations
    - i) Additional permitted uses shall be within buildings or structures existing on the date of the passing of the by- law.
    - ii) Parking (minimum) 8 spaces for the existing buildings
    - iii) Number of Dwelling Units (maximum) 1 at 405-407 Bathurst St.  
1 at 411 Bathurst St
    - iv) Notwithstanding the provisions of Table 40.3, all other zoning provisions not specified in the above zone are as existing on the date of the passing of the By-law.  
(Z.-1-152370)
- LI1(15) 1895 Blue Heron Drive
- a) Additional Permitted Use[s]
    - i) Building or Contracting Establishment
    - ii) Commercial Recreation Establishment
    - iii) Electrical and electronic products industries;
    - iv) Office, store and business electronic products industries;
    - v) Commercial schools.
  - b) Regulations
    - i) Outdoor Storage Maximum 0 (%)
    - ii) Gross Floor Area for Commercial Recreation Establishment (maximum) 400m<sup>2</sup> (4305 sq.ft.)  
(Z.-1-162442)
- LI1(16) 1069 Margaret Street
- a) Permitted Uses:
    - i) Bakeries;
    - ii) Business service establishments;
    - iii) Offices support;
    - iv) Printing, reproduction and data processing industries;
    - v) Research and development establishments;
    - vi) Warehouse establishments;
    - vii) Wholesale establishments;
    - viii) Custom workshop;
    - ix) Brewing on premises establishments.



- b) Regulations:
  - i) Lot Area (Minimum): 1,000m<sup>2</sup>
  - ii) Frontage (Minimum): 25.0 metres
- c) Additional Regulations for Existing Building(s):  
 Notwithstanding the regulations contained in Table 40.3 – Regulations for LI Zone variations – the following regulations apply to the building(s) existing on the date of the passing of the By-law:
  - i) Interior Side Yard Depth (Minimum): 0.0 metres
  - ii) Front Yard Depth (Minimum): 3.5 metres
  - iii) Lot Coverage (Maximum) (Z.-1-162460): 65%

LI1(17) 1093 Margaret Street (eastern portion)

- a) Permitted Uses:
  - i) Bakeries;
  - ii) Business service establishments;
  - iii) Offices support;
  - iv) Printing, reproduction and data processing industries;
  - v) Research and development establishments;
  - vi) Warehouse establishments;
  - vii) Wholesale establishments;
  - viii) Custom workshop;
  - ix) Brewing on premises establishments;
  - x) Automobile body shops;
  - xi) Automobile repair garages;
  - xii) Repair and rental establishments;
  - xiii) Service and repair establishments;
  - xiv) Service trades;
- b) Regulations:
  - i) Lot Area (Minimum): 1,100m<sup>2</sup>
  - ii) Frontage (Minimum) (Z.-1-162460): 27.0 metres

LI1(18) 1577 Wilton Grove Road

- a) Permitted Uses:
  - i) Passive recreational uses
  - ii) Conservation lands
  - iii) Conservation works
  - iv) Picnic areas
- b) Prohibited Uses:
  - i) Roads
  - ii) Buildings (Z.-1-162541)

LI1(19) 100 Kellogg Lane

- a) Additional Permitted Use[s]
  - i) Self-Storage Establishments
  - ii) Offices (within existing building)

iii) Notwithstanding the provisions of Section 40.3(4)(a) of Zoning By-law No. Z.-1, all listed secondary uses shall be permitted on the subject site.

b) Regulation[s]

- i) North yard setback (minimum) 0 metres (0 feet)
- ii) West yard setback (minimum) 0 metres (0 feet)
- iii) East yard setback (minimum) 0 metres (0 feet)
- iv) Notwithstanding the provisions of Section 4.19 (10) of Zoning By-law No. Z.-1, a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane.
- v) A maximum Gross Floor Area of 8,361m<sup>2</sup> (89,997ft<sup>2</sup>) shall be permitted for Office Uses (within existing building) in combination with the Office uses permitted in the BDC1/BDC2(12) zone on 100 Kellogg Lane. (Z.-1-172619)

100 Kellogg Lane (south portion)

a) Additional Permitted Use[s]

- i) Place of entertainment in association with a commercial recreation establishment
- ii) Amusement games establishment in association with a commercial recreation establishment
- iii) Self-Storage Establishments
- iv) Offices (within existing building)
- v) Notwithstanding the provisions of Section 40.3(4)(a) of Zoning By-law No. Z.-1, all listed secondary uses shall be permitted on the subject site.

b) Regulations

- i) North yard setback (minimum) 0 metres (0 feet)
- ii) West yard setback (minimum) 0 metres (0 feet)
- iii) East yard setback (minimum) 0 metres (0 feet)
- iv) Notwithstanding the provisions of Section 4.19 (10) of Zoning By-law No. Z.-1, a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane.
- v) A maximum Gross Floor Area of 8,361m<sup>2</sup> (89,997ft<sup>2</sup>) shall be permitted for Office Uses (within existing building) in combination with the Office uses permitted in the BDC1/BDC2(12) zone on 100 Kellogg Lane. (Z.-1-182666)

LI1(20) 220 Adelaide Street south

a) Additional Permitted Use:

- i) Commercial Recreation Establishment” (Z.-1-182655)

**b) LI2 Zone Variation**

LI2(1) Ontario Hydro

- a) Additional Permitted Uses:
  - i) Offices, business;
  - ii) Offices, professional;
  - iii) Parking of vehicles not associated with any other permitted use.

LI2(2)

- a) Additional Permitted Uses:
  - i) Primary metal industries;
  - ii) An office in connection with a permitted use including a regional or district office.

LI2(3)

- a) Regulations:
  - i) Combined Lot Coverage and Open Storage (Maximum) 75%

LI2(4)

- a) Additional Permitted Use:
  - i) Retail store, associated with another permitted uses(s) shall be limited to 20% of the gross floor area.
- b) Regulations:
  - i) "Wholesale Establishment" means a building or part of a building used for the selling of goods for delivery from the premises to an industrial, commercial or institutional establishments or organization, and may include a showroom, but does not include a retail store.
  - ii) Parking Standards 1 per 100 square metres (1,076 square feet).  
Leather and fur processing industry (Z.-1-92102)

LI2(5)

- a) Regulations:
  - i) In addition to the provision of Section 40.2, an access driveway servicing lands in a Commercial zone shall be permitted and, notwithstanding Section 2 (197) any lot line associated with such access driveway shall be deemed not to constitute the front lot line for development within the Commercial zone. (Z.-1-94245)

LI2(6)

- a) Additional Permitted Uses:
  - i) Metal recycling within an enclosed building;
  - ii) Parking area for an adjacent salvage yard;
  - iii) Access driveway to an adjacent salvage yard. (Z.-1-97538)

LI2(7)

- a) Permitted Uses:
  - i) Any use in the LI2 Zone Variation;
  - ii) Landscape supply outlet.

- b) Regulations:
  - i) Landscape supply outlet - 90 metres  
Setback from a Residential Zone  
(Minimum)
  - ii) Parking 1 space per 100  
square metres  
(1,076 square feet)  
(Z.-1-02937)

LI2(8)

- a) Additional Permitted Use:
  - i) Accessory parking lot for the Western Fair Association.  
(Z.-1-041256)

LI2(9)

- a) Permitted Uses:
  - i) Any use permitted in the LI1 Zone variation;
  - ii) Any use permitted in the LI2 Zone variation;
  - iii) Electrical and electronic products industries;
  - iv) Office, store and business electronics industries.
- b) Prohibited Uses:
  - i) Notwithstanding the definition of a warehouse establishment as contained in Section 2 (355) of Zoning By-law No. Z-1, a Self Storage Establishment is not permitted.
  - ii) Notwithstanding the definition of a manufacturing and assembly industry as contained in Section 2 (217) of Zoning by-law No. Z-1, a waste recycling depot is not permitted.
- c) Regulations for those properties adjacent to Old Victoria Road
  - i) Landscaped buffer strip:  
A minimum 10 metre wide buffer strip shall be retained along the eastern edge of the Old Victoria Road right-of-way. Fencing may only be permitted along the eastern edge of the landscaped buffer strip.
  - ii) Rear yard setback shall be measured from the eastern limit of the landscaped buffer strip (10 metres east of the Old Victoria Road right-of-way).
  - iii) No loading and open storage is permitted in the required rear yard.
  - iv) Regard given to Ministry of the Environment (MOE) Guidelines D-6.
- d) Regulations for those properties adjacent to Veterans Memorial Parkway:
  - i) No loading and open storage is permitted in the required rear yard. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening is required. Lateral screening shall be the full length of the loading space and open storage area and at least 3 metres in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings. (Z.-1-061546)
  - ii) Landscaped Open Space - a minimum 5 metre wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor.

- e) Regulations for those properties adjacent to the Bostwick Cemetery
  - i) Yards adjacent to a cemetery shall include a minimum 5 metres wide landscape buffer strip.  
(Z.-1-051374)

LI2(10) (Z.1-051415 deleted at council)

LI2(11)

- a) Additional Permitted Uses:
  - i) Private trade school;
  - ii) Commercial transport driver training school.  
(Z.-1-051428)

LI2(12)

- a) Regulations:
  - i) Rear Yard Setback (Minimum) 1.8 metres (5.9 feet)
  - ii) Interior Side Yard Setback (Minimum) 1.4 metres  
(Z.-1-071619)

LI2(13)

- a) Regulation
  - i) Total Gross Floor Area for all Office Uses (Maximum) 3500 m2  
(Z.-1-081722)

LI2(14)

- a) Additional Permitted Use:
  - i) Office, Charitable Organization
- b) Regulations:
  - i) Maximum Gross Floor Area for an Office, Charitable Organization 7,450 square metres (80,194 square feet)
  - ii) Minimum Lot Area for an Office, Charitable Organization 2.9 ha (7.1 ac.)  
(Z.-1-081810)

LI2(15)

In addition to the uses and regulations of the LI2(9) Zone, the following provisions apply:

- a) Additional Regulations:
  - i) Setback for structures and services both above and below grade from Highway 401 Veterans Memorial Parkway Interchange road allowance existing on the day this amendment was passed. (Z.-1-091879) Varying from 24 m (78.7 ft) to 39 m (128 ft) to 24 m (78.7 ft) to 14 m (46 ft) from west to east measured against the existing tangents.

LI2(16)

- a) Permitted Uses:
  - i) Advanced Manufacturing Industrial Uses;
  - ii) Advanced Manufacturing Educational Uses.
- b) Prohibited Uses:
  - i) Any use not explicitly defined as permitted.
- c) Regulations:
  - i) Lot Area (m<sup>2</sup>) Minimum: 2000
  - ii) Lot Frontage (m) Minimum: 30.0
  - iii) Front and Exterior Side Yard Depth Minimum: 6.0 metres (19.7 ft.) plus 1.0 metre (3.3 ft.) per 3.0 metres (9.8 ft.) of main building height or fraction thereof above the first 3.0 metres (9.8 ft.)
  - iv) Interior Side and Rear Yard Depth Minimum: 1.2 metres (3.9 ft.) per 3.0 metres (9.8 ft.) of main building height or fraction thereof, but in no case less than 4.5 metres (14.8 ft.)
  - v) Landscaped Open Space (%) Minimum: 20.0
  - vi) Lot Coverage (%) Maximum: 40.0
  - vii) Height (m) Maximum: 15.0; the maximum height limitation does not apply to windmills or wind turbines accessory to a permitted use.
  - viii) Open Storage (%) Maximum: 5.0; all open storage areas shall be screened by fencing and/or landscaped berms.
- d) Regulations for properties adjacent to Veterans Memorial Parkway:
  - i) No loading and open storage is permitted in the required rear yard. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening is required. Lateral screening shall be the full length of the loading space and open storage area and at least 3 metres in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings.
  - ii) Landscaped Open Space – a minimum 5 metre wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor. (Z.-1-101944)

LI2(17) *Number Not Used*

LI2(18)

- a) Regulation:
  - i) Section 4.20 3) – General Provisions does not apply.

- ii) Setback along Veterans Memorial Parkway (Minimum) (Z.-1-101970) 7.5metres (24.6 feet)
  
- LI2(19) 40 Pacific Court
  - a) Additional Permitted Use
    - i) Retail store ancillary to a Wholesale Establishment
  - b) Regulations
    - i) Total gross floor area for Retail store (Maximum) 445 square metres (4,790 square feet)
    - ii) Percentage of total gross floor area for Wholesale Establishment and ancillary Retail store (Maximum) 26%
    - iii) Total number of parking spaces (Minimum) (Z.-1-122135) 26 spaces
  
- LI 2(20)
  - a) Regulations
    - i) Landscaped East Side Yard Depth Minimum (Z.-1-132164) 10 metres (33 ft)
  
- LI2(21) 3425 Roe Street
  - a) Additional Permitted Use:
    - i) Self-Storage Establishment (Z.-1-142322)
  
- LI2(22) 4585 Blakie Road
  - a) Additional Permitted Use:
    - i) Self-Storage Establishment (Z.-1-142323)
  
- LI2(23) 2475, 2506 and 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court
  - a) Permitted Uses:
    - i) Advanced Manufacturing Industrial Uses
    - ii) Advanced Manufacturing Educational Uses
  - b) Prohibited Uses:
    - i) Any use not explicitly defined as permitted.
  - c) Regulations:
    - i) Lot Area (Minimum): 2000 M<sup>2</sup> (21,528 sq.ft)
    - ii) Lot Frontage (Minimum): 30.0 metres (98.43 feet)

- iii) Front and Exterior Side Yard Depth (Minimum): 6.0 metres (19.7 feet) plus 1.0 metre (3.3 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)
  - iv) Interior Side and Rear Yard Depth (Minimum): 1.2 metres (3.9 feet) per 3.0 metres (9.8 ft.) of main building height or fraction thereof, but in no case less than 4.5 metres (14.8 ft.)
  - v) Landscaped Open Space (%) (Minimum): 20.0
  - vi) Height (Maximum): 15.0 metres; the maximum height limitation does not apply to windmills or wind turbines accessory to a permitted use.
  - vii) Open Storage (%) Maximum: 5.0; all open storage areas shall be screened by fencing and/or landscaped berms.
- d) Regulations for properties adjacent to Veterans Memorial Parkway:
- i) No loading and open storage is permitted in the required rear yard. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening is required. Lateral screening shall be the full length of the loading space and open storage area and at least 3 metres in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings.
  - ii) Landscaped Open Space – a minimum 5 metre wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor. (Z.-1-192724)

LI2(24) 820 Cabell Street

a) Regulation

- i) Total Gross Floor Area For Ancillary Retail Uses (Maximum) (Z.-1-212895) 400m<sup>2</sup> (4306 ft<sup>2</sup>)

**c) LI3 Zone Variation**

LI3(1)

a) Regulations:

- i) Height (Maximum) 18 metres (59 feet)
- ii) Parking (Minimum) (Z.-1-101919) 280 spaces



- LI3 (2) a portion of 230 Adelaide Street North
- a) Permitted Use:
- i) Accessory Parking Lot for the Commercial Recreational Establishment Use located at 295 Rectory Street. (Z.-1-122133)
- LI3(3) 1069 Clarke Road
- a) Permitted Uses:
- i) Any use permitted in the LI3 Zone Variation
- b) Regulations
- i) Parking 46 spaces  
(Minimum)  
(Z.-1-132207)
- LI3(4) 1920 and 1930 Blue Heron Drive
- a) Permitted Uses
- i) Commercial Recreational Establishments
- b) Regulations
- i) Side Yard Depth 2.40metres (7.9 feet)  
(minimum)
- ii) Front Yard Depth .0 metres (16 feet)
- iii) Parking for Commercial 1 space per 30 sq m  
Recreation Establishment (322.92 sq ft)  
(Z.-1-142266)
- LI3(5) 138 Thompson Road
- a) Additional Permitted Uses
- i) Restaurant
- ii) Place of Worship
- b) Regulations
- i) Parking Rate for Place of Worship Use 1 per 35m<sup>2</sup>  
(minimum)
- ii) Rear Yard Setback 6.5m  
(minimum)
- iii) West Yard Setback 0.5m  
(minimum)  
(Z.-1-172552)

**d) LI4 Zone Variation**

- LI4(1)
- a) Permitted Uses:
- i) Restaurants.  
(Z.-1-94249)
- LI4(2)
- a) Additional Permitted Uses:
- i) Travel plaza/truck stop.  
(Z.-1-99660)

LI4(3)

- a) Additional Permitted Use:
  - i) Stand Alone Restaurants with Drive-Throughs.
- b) Regulations:
  - i) Aggregate Gross Floor Area for Stand Alone Restaurants and Stand Alone Restaurants with Drive-Throughs (Maximum) (Z.-1-081704 – OMB Case No. PL080351) 1000 m2 (10,764square feet)

LI4(4) *Number not Used*

LI4(5) *Number not Used*

LI4(6)

- a) Additional Permitted Uses:
  - i) Offices
- b) Regulations:
  - i) Total combines Gross Floor Area for Offices for 600 and 650 5,000 m2 (53,821 sq ft)
  - ii) Section 4.20 3) - General Provisions does not apply
  - iii) Setback Along Veterans Memorial Parkway (minimum) (Z.-1-101970) 7.5 metres (24.6 feet)

LI4(7)

- a) Regulations:
  - i) Landscaped Open Space (minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum): 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.
  - v) MOE D-6 Guidelines: Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates, the compatibility of the proposed industrial use with nearby sensitive land

uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines, as amended. (Z.-1-112007)

- LI4(8) 2150 Oxford Street East
  - a) Additional Permitted Use
    - i) Offices
  - b) Regulation[s]
    - i) Gross Floor Area for Office uses (maximum): (Z.-1-182652) 2,200m<sup>2</sup> (23,680.6sq.ft.)
- LI4(9) 635 Wilton Grove Road
  - b) Additional Permitted Use[s]:
    - i) Office, business
    - ii) Meeting rooms, accessory to the business office (Z.-1-202821)

**e) LI5 Zone Variation**

- LI5(1)
  - a) Regulation:
    - i) Height for a Hotel (Maximum) (Z.-1-081704 – OMB Case No. PL080351) 24 metres (78.7 feet)
- LI5(2) *Number not used*
- LI5(3)
  - a) Regulation:
    - i) Section 4.20 3) – General Provisions does not apply
    - ii) Setback Along Veterans Memorial Parkway (Minimum) (Z.-1-101970) 7.5 metres (24.6 feet)

**f) LI6 Zone Variation**

- LI6(1)
  - a) Regulations:
    - i) Combined Lot Coverage and Open Space Storage (Maximum) 75%
- LI6(2)
  - a) Additional Permitted Use:
    - i) Business offices. (Z.-1-99674)

LI6(3)

- a) Regulation:
  - i) Open Storage (Maximum) (Z.-1-00777) 60%

LI6(4)

- a) Additional Permitted Use:
  - i) Emergency Services Depot. (Z.1-00784)

LI6(5) Tempo Area (Z-1-051390)

- a) Permitted Uses
  - i) Business service establishments
  - ii) Manufacturing and assembly industries
  - iii) Warehouse establishments
  - iv) Wholesale establishments
  - v) Service trades
  - vi) Service and repair establishments
  - vii) Repair and rental establishments
  - viii) Storage depots
  - ix) Terminal centres
  - x) Transport terminals
  - xi) Truck sales and service establishments (Z-1-051390)
- b) Regulations
  - i) Lot Area (Maximum) Z.-1-051390 0.8 hectares (2 acres)
  - ii) Lot Depth (Maximum) Z.-1-051390 350 metres (1,148 feet)
  - iii) Outdoor Storage (Maximum) (Z.-1-02942) 10%
  - iv) On properties abutting Colonel Talbot Road (Highway 4) or Highway 401, or portions thereof, there shall be no open storage. (Z-1-051390)

LI6(6)

- a) Permitted Use:
  - i) Commercial Grain Handling Facility Z-1-051390

LI6(7)

- a) Permitted Uses:
  - i) Business service establishments
  - ii) Manufacturing and assembly industries
  - iii) Warehouse establishments
  - iv) Wholesale establishments
  - v) Service trades
  - vi) Service and repair establishments
  - vii) Repair and rental establishments
  - viii) Storage depots
  - ix) Terminal centres
  - x) Transport terminals
  - xi) Truck and vehicle sales and services establishments

- b) Definition
- i) "TRUCK AND VEHICLE SALES AND SERVICE ESTABLISHMENT" means premises where new and used vehicles are stored and displayed for the purpose of sale, lease or hire and shall include the storage and sale of parts accessory to such vehicles, together with the repair and service of the vehicle. For the purpose of this definition, trucks and vehicles shall be restricted to motorized construction equipment, truck bodies, truck tractors, tractor trailers, trains, buses, farm equipment, commercial vehicles, recreational vehicles, all terrain vehicles, personal water craft, snowmobiles, motorcycles, and dirt bikes; and shall not include automobiles, passenger trucks, or passenger vans.
- c) Regulations
- |      |                                    |   |
|------|------------------------------------|---|
| i)   | Lot Area (maximum)                 | As existing on the date of the passing of the by-law  |
| ii)  | Lot Depth (maximum)                | 350 m (1148 ft.)  |
| iii) | Open Storage (Maximum):            | 10% of the lot area restricted to a location within the rear yard   |
| v)   | Permitted Buildings And Structures | Existing buildings and structures as of the date of the passing of the by-law, and buildings and structures outside of areas susceptible to flooding, subject to the <i>Conservation Authorities Act. (Z.-1-081684)</i> |

LI6(10)

- a) Permitted Uses
- i) Business service establishments
  - ii) Manufacturing and assembly industries
  - iii) Warehouse establishments
  - iv) Wholesale establishments
  - v) Service trades
  - vi) Service and repair establishments
  - vii) Repair and rental establishments
  - viii) Storage depots
  - ix) Terminal centres
  - x) Transport terminals
  - xi) Truck sales and service establishments
- b) Prohibited Uses
- Notwithstanding the definition of Transport Terminal as contained in Section 2 of Zoning By-law No. Z.-1., and consistent with other applicable legislation and regulations, the parking and outside storage of commercial vehicles and/or trailers used for the transfer of waste or recyclable materials is prohibited.
- c) Regulations
- |     |                     |   |
|-----|---------------------|---|
| i)  | Lot Area (Maximum)  | As existing on the date of the passing of the by-law. |
| ii) | Lot Depth (Maximum) | As existing on the date of the passing of the by-law. |

- iii) Outdoor Storage (Maximum) 10%
- iv) On properties abutting Colonel Talbot Road (Highway 4) or Highway 401, or portions thereof, there shall be no open storage.  
(Z.-1-091893)

LI6(11)

- a) Regulations:
  - i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.  
(Z.-1-112007)

LI6(12)

- a) Regulations:
  - i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.
  - v) MOE D-6 Guidelines: Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates,

the compatibility of the proposed industrial use with nearby sensitive land uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines, as amended. (Z.-1-112007)

LI6(13)

- a) Regulations:
- i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads. (Z.-1-112006)

LI6(14)

- a) Regulations:
- i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.
  - v) MOE D-6 Guidelines: Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates,

the compatibility of the proposed industrial use with nearby sensitive land uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines, as amended. (Z.-1-112006)

LI6(15)

- a) Regulations:
- i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads. (Z.-1-112000)

LI6(16)

- a) Regulations:
- i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.
  - v) MOE D-6 Guidelines: Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates, the compatibility of the



proposed industrial use with nearby sensitive land uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines, as amended. (Z.-1-112000)

LI6(17)

- a) Permitted Uses
  - i) Transport terminals;
  - ii) Building or contracting establishments;
  - iii) Storage depots.
- b) Regulations
  - i) Outdoor Storage Location  
No outdoor storage is permitted in any required front yard or exterior side yard.
  - ii) Screening Requirements  
All outside storage and loading areas shall be suitably screened and bermed, fenced, planted and/or landscaped so that the view of these areas is concealed from public roads.
  - iii) MOE D-6 Guidelines  
Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates the compatibility of the proposed industrial use with nearby sensitive land uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines as amended. (Z.-1-122140)

LI 6(18)

- a) Regulations
  - i) Landscaped East Side Yard Depth (m) Minimum (Z.-1-132164) 10 metres (33 ft)

LI6 (19) 1420 Global Road

- a) Additional Permitted Uses:
  - i) Tractor Trailer and Truck Service Establishment
- b) Regulation
  - i) Parking (min) As existing on the date of the passing of the by-law. (Z.-1-142247)

LI6(20) 1577 and 1687 Wilton Grove Road

- a) Additional Permitted Use:
  - i) Food, tobacco, and beverage processing industries (Z.-1-162541)

- LI6(21) 4380 Castleton Road
- a) Regulation[s]
- i) Yard Depth Between Paved Area and Front (West) Lot Line (Minimum) 15 metres (65.6 feet)
- ii) Yard Depth Between Paved Area and South And Rear (East) Lot Lines (Minimum) 3 metres (9.8 feet)
- iii) Yard Depth Between Paved Area and North Lot Line (Minimum) (Z.-1-172618) 15 metres (65.6 feet)
- LI6(22) 2497 – 2591 Bradley Avenue
- a) Additional Permitted Uses
- i) Commercial Grain Handling Facilities
- ii) Processing and Growing of Plants and Vegetables;
- iii) Processing of Meat and Poultry Products
- iv) Research and Development Uses Associated with any Material Processed at the Facility
- b) Prohibited Uses:
- i) Notwithstanding the definition of a warehouse establishments as contained in Section 2 (355) of Zoning By-law No. Z-1, a Self Storage Establishment is not permitted.
- ii) Notwithstanding the definition of a manufacturing and assembly industry as contained in Section 2 (217) of Zoning by-law No. Z-1, a waste recycling depot is not permitted.
- c) Regulations for those properties adjacent to Veterans Memorial Parkway:
- i) No loading and open storage is permitted in the required rear yard. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening is required. Lateral screening shall be the full length of the loading space and open storage area and at least 3 metres in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings.
- ii) Landscaped Open Space - a minimum 5 metre wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor. (Z.-1-192803)
- LI6(23) 2040 River Road
- a) Regulations
- i) Rear and Interior Side Yard abutting an Open Space (OS5) Zone Variation (Minimum) 0m (0ft) Depth
- ii) Lands within the Open Space (OS5) Zone Variation may be used in the calculation for landscaped open space. (Z.-1-202867)

**g) LI7 Zone Variation**

LI7(1)

- a) Regulation:
  - i) Combined Lot Coverage and Open Space (Maximum) 75%

LI7(2)

- a) Additional Permitted Uses:
  - i) Car Washes
- b) Regulation:
  - i) Lot Area (Minimum) (Z.-1-97471) 1 850 square metres (19,914 square feet.)

LI7(3)

- a) Additional Permitted Uses:
  - i) Commercial Vehicle Gas Bar. (Z.-1-98597)

LI7(4)

- a) Additional Permitted Uses:
  - i) Impounding yard.
- b) Regulation:
  - i) Rear and Side Yard Setbacks for the Existing Compound (Minimum) (Z.-1-02981) 0.0 metres

LI7(5)

- a) Regulation:
  - i) The amount of open storage maximum will remain as is on the date of passing of the by-law. (Z.-1-051390)

LI7(6)

- a) Permitted Uses:
  - i) Automobile sales and service establishment;
  - ii) Automobile repair garage;
  - iii) Building or contactors establishment;
  - iv) Repair and rental establishments;
  - v) Service and repair establishments;
  - vi) Service trades. (Z.-1-061445)

LI7(7)

- a) Additional Permitted Uses:
  - i) Automobile sales and service establishments. (Z.-1-071610)

LI7(8)

Not used

LI7(9)

- a) Regulations:
- i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.

LI7(10)

- a) Regulations:
- i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.
  - v) MOE D-6 Guidelines:  
Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates, the compatibility of the proposed industrial use with nearby sensitive land uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines, as amended.  
(Z.-1-112007)

LI7(11)

- a) Regulations:
- i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.

- iv) Screening Requirements:  
All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.  
(Z.-1-112006)

LI7(12)

- a) Regulations:
  - i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.
  - v) MOE D-6 Guidelines:  
Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates, the compatibility of the proposed industrial use with nearby sensitive land uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines, as amended.  
(Z.-1-112006)

LI7(13)

- a) Regulations:
  - i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.  
(Z.-1-112000)

LI7(14)

- a) Regulations:
- i) Landscaped Open Space (Minimum): 15%
  - ii) Front and Exterior Side Yard Setback (Minimum) 3.0 metres
  - iii) Outside Storage Location: No outside storage is permitted in any required front yard or exterior side yard.
  - iv) Screening Requirements: All outside storage and loading areas shall be suitably screened with berming, fencing, planting and/or landscaping so that the view of these areas is concealed from public roads.
  - v) MOE D-6 Guidelines:  
Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates, the compatibility of the proposed industrial use with nearby sensitive land uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines, as amended.  
(Z.-1-112000)

LI7(15)

- a) Additional Permitted Use:
- i) Place of Worship
- c) Regulations:
- i) Exterior Side Yard (minimum) 7.0 metres
  - ii) Front Yard Setback (minimum) 8.0 metres
  - iii) Parking spaces 1 per each 4.7 persons place of worship capacity  
(Z.-1-152388)

LI7(16) 1151 York Street

- a) Additional Permitted Use
- i) Accessory Parking in favour of 100 Kellogg Lane.  
(Z.-1-172619)

LI7(17) 585 Third Street

- a) Permitted Uses:
- i) Building or Contracting Establishment
  - ii) Service Trade
  - iii) Support Office
  - iv) Warehouse (in association with a permitted use)
- b) Regulation[s]:
- i) Lot Area (Minimum): 1,900m<sup>2</sup> (20,452.6sq.ft.)

- ii) Lot Frontage: 26m (85 feet)
- iii) North Interior Side Yard Setback: 0.5m (1.6 feet)
- iv) South Interior Side Yard Setback: 18m (59 feet)
- v) Rear Yard Setback: 5.5m (18.0 feet)
- vi) Outdoor storage is prohibited (Z.-1-192788)

LI7(18) 115 Bessemer Road

- a) Additional Permitted Use:
  - i) Automobile Rental Establishment within existing building in addition to Automotive Service and Repair
- b) Regulations:
  - i) Outdoor Storage (Maximum): 30% of Lot Area
  - ii) Parking (Minimum): 1 per 20m<sup>2</sup> (699 sq ft) (Z.-1-192789)

**h) LI8 Zone Variation**

LI8(1)

- a) Regulations:
  - i) Does not require a side yard depth adjacent to Talbot Street.

LI8(2)

- a) Permitted Uses:
  - i) Food store;
  - ii) Warehouse establishment.
- b) Regulations
  - i) Permitted Structures: Food stores and warehouse buildings and establishments shall be within existing buildings or structures.
  - ii) Lot Area (Minimum): 7 000 square metres (75,350 square feet)
  - iii) Lot Frontage (Minimum): 57.0 metres (187 feet)
  - iv) Gross Floor Area (Maximum): Food stores - 186 square metres (2 000 square feet)  
Food stores and warehouses establishments combined shall not exceed 558 square metres (6 000 square feet) (Z-1-92100)

- LI8(3) 809 Central Avenue
- a) Additional Permitted Uses:
    - i) Service trades.  
(Z.-1-92121)
- LI8(4)
- a) Permitted Uses:
    - i) Existing Defined Industrial Use.
  - b) Definition
    - i) "EXISTING DEFINED INDUSTRIAL USE" means the legally existing use on the effective date of this By-law and any other use included within the same definition as defined in Section 2.0 of this By-law. For example, lands containing an existing printers shop, which is defined as a service trade, would permit any uses that conforms to the service trade definition.
  - c) Regulations:
    - i) Lot Area (Minimum): As existing on July 1, 1993
    - ii) Lot Frontage (Minimum) As existing on July 1, 1993  
(O.M.B. File #R 910387 - Appeal #7021 May 19, 1994 and Z.-1-94260)
- LI8(5) 176 Rectory Street and 184 Rectory Street
- a) Additional Permitted Uses:
    - i) Repair and Rental Establishment  
(Z.-1-122102)
- LI8(6) 1875 Wharncliffe Road South
- a) Permitted Uses:
    - i) As existing on the date of the passing of the By-law.
  - b) Regulations:
    - i) Notwithstanding the provisions of Table 40.3, all other zoning provisions are as existing on the date of the passing of the By-law.  
(Z.-1-192802)



**TABLE 40.3  
LIGHT INDUSTRIAL (LI) ZONE  
REGULATIONS FOR LI ZONE VARIATIONS**

Column	A	B	C	D	E	F	G	H	I	J	K	
<b>Line 1</b>	Zone Variations	LI1	LI2	LI3	LI4	LI5	LI6	LI7	LI8	LI9	LI10	
<b>2</b>	Permitted Uses	See Section 40.2(1) and Section 40.3	See Section 40.2(2) and Section 40.3	See Section 40.2(3) and Section 40.3	See Section 40.2(4) and Section 40.3	See Section 40.2(5) and Section 40.3	See Section 40.2(6) and Section 40.3	See Section 40.2(7) and Section 40.3	See Section 40.2(8) and Section 40.3	See Section 40.2(9) and Section 40.3	See Section 40.2(10) and Section 40.3	
<b>3</b>	Lot Area (M <sup>2</sup> ) Minimum	2 500	2 000	1 000	2 000	2 000	2 000	2 000	*As existing on July 1, 1993	2 500	1800	
<b>4</b>	Lot Frontage (M) Minimum	30.0							*As existing on July 1, 1993	30.0	30.0	
<b>5</b>	Front & Exterior Side Yard Depth (M) Minimum	1.5m minimum (Z.-1-172594)										
<b>6</b>	Interior Side & Rear Yard Depth (M) Minimum	Abutting A Residential Zone	15.0	25.0	15.0	15.0	15.0	25.0	25.0	25.0	15.0	15.0
<b>7</b>		Abutting A Non-Residential Zone	1.2 m per 3.0 m of main building height or fraction thereof, for buildings between 0-29.9m in height. 12.0m for buildings 30.0m to 50.0m in height (Z.-1-172594)									
<b>8</b>	Yard Depth Requirement Adjacent To A Railway Line Or Spur Line	0.0									0.0	
<b>9</b>	Landscaped Open Space (%) Minimum	10									10	

Column	A		B	C	D	E	F	G	H	I	J	K
10	Lot Coverage (%) Maximum		60									60
11	Height (M) Maximum	Abutting A Residential Zone	15.0M ***(Z.-1-172594)									
		Abutting A Non-Residential Zone	50.0 M ***(Z.-1-172594)									
12	Open Storage (%) Maximum		15									40
13	Gross Floor Area For Specific Uses (M <sup>2</sup> ) Maximum		See Section 40.3(2)	N/A	See Section 40.3(1)	N/A	See Section 40.3(2)	N/A	N/A	N/A	N/A	
14 Z.-1-95320	Total Gross Floor Area For All Office Uses (M <sup>2</sup> ) Maximum		2 000	2 000	N/A	2 000	N/A	2 000	N/A	N/A	2 000	N/A
15	Setback For Open Storage	In Exterior Side Yard & Front Yard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Open Storage Prohibited
		In Interior Side Yard & Rear Yard Abutting A Residential Zone										15.0m (49.2 feet) in addition to the applicable interior side yard & rear yard depth.

Column	A	B	C	D	E	F	G	H	I	J	K
	In Interior Side Yard & Rear Yard Abutting A Non-Residential Zone										9.0m (29.5 feet) in addition to the applicable interior side yard & rear yard depth.

- Z.-1-94260

\*\* Z-1-051390

\*\*\* Lands within the approach, outer or transitional surface(s) of the London International Airport are subject to the London Airport Zoning Regulations, Chapter 93 of the *Aeronautics Act*.

Column "J" (LI9 Zone) inserted by Z.-1-031144

Column "k" added by Z.-1-132230