

SECTION 31

REGIONAL FACILITY (RF) ZONE

31.1 GENERAL PURPOSE OF THE RF ZONE

This zone provides for and regulates large institutional type facilities which serve a regional function. These uses are primarily large scale, attracting large numbers of people on a regular basis, and may create impacts on adjacent land uses. The recognition of special regional facilities and provision of secondary uses in the Regional Facility (RF) Zone are dealt with through a number of zone variations and special provisions.

31.2 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 RF Zone variation for any use other than the following uses:

RF

The following are permitted uses in the RF Zone variation:

- a) Adult secondary schools;
- b) Ancillary residential and/or hostels and accommodations, together with permitted uses in this zone;
- c) Places of Worship;
- d) Commercial parking structures and/or lots;
- e) Commercial schools;
- f) Community colleges;
- g) Day care centres;
- h) Elementary schools;
- i) Emergency care establishments;
- j) Group Home Type 2;
- k) Hospitals;
- l) Institutional uses;
- m) Libraries;
- n) Nursing homes;
- o) Private schools;
- p) (Public auditoriums deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- q) Recreational buildings;
- r) Secondary schools;
- s) Stadia;
- t) Supervised residences;
- u) Universities.

RF1

The following are permitted uses in an RF1 Zone variation in association with the main regional facility permitted by the RF Zone variation:

- a) Any use permitted in the RF Zone variation;
- b) Convenience stores associated with the main permitted use;
- c) Eat-in restaurants or cafeterias associated with the main permitted use;
- d) Financial institutions associated with the main permitted use;
- e) Florist shops associated with the main permitted use;
- f) Gift shops associated with the main permitted use;
- g) Office uses associated with the main permitted use;
- h) Personal service establishments associated with the main permitted use;
- i) Pharmacies associated with the main permitted use;
- j) Post offices associated with the main permitted use.

RF2

The following are permitted uses in the RF2 Zone variation:

- a) Correctional and detention centres.

31.3 REGULATIONS

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 RF Zone variation except in conformity with the regulations as set out in Table 31.3.

- 1) Interior Side Yard And Rear Yard Setbacks Where The Regional Facility (RF And RF1) Zone Abuts Lands Zoned Residential R1 Or Residential R2:
1.0 metre (3.3. feet) for 1.0 metre (3.3 feet) in height for all portions of a building above 6 metres (19.7 ft.) in height and a minimum setback of 6 metres (19.7 feet) for all portions of the building between 0 and 6 metres (19.7 feet) in height.
(Z.-1-98616)

31.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard RF Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 31.2 and/or regulations on Table 31.3 of this By-Law shall apply.

a) RF Zone Variation

- RF(1) Oxford Street East, south side at Gammage Street; Highbury Avenue, east side, north of Dundas Street; Becher Street at the Thames River
a) Additional Permitted Uses:
i) Lands owned by the Federal Government and used for military purposes and accessory uses.
- RF(2) Area bounded by Rectory Street, Dundas Street, Egerton Street and the Canadian National Railway tracks
a) Additional Permitted Uses:
i) Uses and facilities of the Western Fair Association and accessory uses.
(Z.-1-01904)
- RF(3) University of Western Ontario Business Park; northwest corner of Western Road and Windermere Avenue; Agriculture Canada Research Centre; Pack's Lane
a) Additional Permitted Uses:
i) Laboratories;
ii) Research and development establishments.
- RF(4)
a) Additional Permitted Uses:
i) Meeting rooms and conference facilities;
ii) Ancillary residential and/or hostels and accommodations.
(Z.-1-91017)
- RF(5)
a) Regulations:
i) Lot Coverage (Maximum) Not Applicable (N/A)
ii) Above grade parking structures shall be prohibited within 40.0 metres (131.2 feet) of any lot used for residential purposes.

- iii) The minimum rear yard setback shall be 0 metres.
(O.M.B. File Nos. R 910387 and R 910504 - Appeal #9007-4
June 4, 1993)
(deleted and replaced by Z.-1-021021)

RF(6)

- a) Regulations:
 - i) Lot Coverage Not Applicable (N/A)
(Maximum)
 - ii) Above grade parking structures shall be prohibited within 40.0 metres (131.2 feet) of any lot used for residential purposes.
 - iii) The minimum rear yard setback shall be 0 metres.
 - iv) Rear yard parking and vehicular access to and from land on the west will be prohibited until residential uses cease on the land fronting on Wellington Street.
(O.M.B. File Nos. R 910387 and R 910504 - Appeal #9007-4
June 4, 1993)
(deleted and replaced by Z.-1-021021)

RF(7)

- a) Permitted Uses:
 - i) University excluding the following uses associated with the main permitted use:
 - a) Residences;
 - b) Licenced drinking establishments; and
 - c) Restaurants.
- b) Regulations:
 - i) Height 8.0 metres
(Maximum) (26.2 feet.)
 - ii) Landscaped Open Space (Minimum) 30 %
 - iii) Retail Store, Associated With University Use 25% of gross floor area.
(Maximum)
(Z.-1-98620)

RF(8)

- a) Regulations:
 - i) Lot Coverage 40%
(Maximum)
(Z.-1-00773)

RF(9)

- a) Permitted Uses:
 - i) Permitted uses are limited to entrance driveways
- b) Regulations:
 - i) Lot Frontage 20 metres (65.6 ft.)
(Minimum)
 - ii) Lot Area 2,500 square metres
(Minimum) (26,910 square feet)
(Z.-1-00773)

RF(10)

- a) Additional Permitted Use:

- i) Public drop-off and recycling depot.
- b) Regulations:
 - i) Lot Coverage (Maximum) 10%
 - ii) Height (Maximum) 10 metres (32.8 ft.)
(Z.-1-071609)

RF(11)

- a) Permitted Uses:
 - i) Adult secondary schools
 - ii) Places of Worship
 - iii) Commercial parking lots
 - iv) Commercial schools
 - v) Community colleges
 - vi) Day care centres
 - vii) Elementary schools
 - viii) Emergency care establishments
 - ix) Group Home Type 2
 - x) Institutional uses
 - xi) Libraries
 - xii) Nursing homes
 - xiii) Private schools
 - xiv) Recreational buildings
 - xv) Secondary schools
 - xvi) Universities
- b) Regulations:
 - i) existing building
(Z.-1-081694 January 21, 2008)

RF(12) The southwest portion of the property municipally known as 1285 Western Road on the lands immediately to the west of Brescia Lane, south of Ramsay Road

- a) Permitted Uses
 - i) Adult secondary schools;
 - ii) Places of Worship;
 - iii) Commercial parking structures and/or lots;
 - iv) Commercial schools;
 - v) Community colleges;
 - vi) Day care centres;
 - vii) Elementary schools;
 - viii) Emergency care establishments;
 - ix) Hospitals;
 - x) Institutional uses;
 - xi) Libraries;
 - xii) Nursing homes;
 - xiii) Private schools;
 - xiv) Recreational buildings;
 - xv) Secondary schools;
 - xvi) Ancillary residential and/or hostels and accommodations, together with permitted uses in this zone; and,
 - xvii) Universities
- b) Regulations
 - i) West Interior Side Yard Depth 6.0 metres
(19.7 feet)
 - ii) No part of any required west interior side yard shall be used for any purpose other than landscaped open space.

RF(13)	825 Commissioners Road East	
a)	Permitted Uses	
	i)	Institutional uses
	ii)	Recreational Buildings
	iii)	Private Schools
	iv)	Supervised Residents
	v)	Ancillary residential and/or hostels and accommodations, in association with an Institutional use
	vi)	Conservation lands
	vii)	Conservation works
	viii)	Cultivation of land for agricultural/horticultural purposes
	ix)	Community Centres
	x)	Greenhouses
	xi)	Managed forest
	xii)	Office of a charitable non-profit organization and associated uses
	xiii)	Offices in association with an institutional use
	xiv)	Outdoor farmers market
	xv)	Playground
	xvi)	Passive recreational uses which include hiking trails and multi-use pathways
	xvii)	Recreational buildings in association with conservation lands and public parks
	xviii)	Restaurant in association with an Institutional use
	xix)	Retail Store in association with an Institutional use
	xx)	Sports fields without structures
	xxi)	Wellness Centre in association with an Institutional use
b)	Regulation[s]	
	i)	Lot Frontage (minimum) 0 metres (0 feet)
	ii)	Height (maximum) 12 metre (39.4 feet)
	iii)	Lot Area (minimum) (Z.-1-118662) 5 hectares (12.35 acres)
RF(14)	900 King Street and 925 Dundas Street	
a)	Additional Permitted Uses	
	i)	Amusement Game Establishment
	ii)	Amusement Parks
	iii)	Artisan Workshops
	iv)	Auditoriums
	v)	Brewing on Premises Establishments
	vi)	Casinos
	vii)	Craft Breweries
	viii)	Fairgrounds
	ix)	Hotels
	x)	Places of Entertainment
	xi)	Racetrack Operations
	xii)	Restaurants
	xiii)	Retail Stores
	xiv)	Urban Agriculture
b)	Regulations	
	i)	Artisan Workshop Gross Floor Area per Establishment (maximum): 500 square metres (5,382 square feet)
	iv)	Craft Brewery 500 square metres

	Gross Floor Area per Establishment (maximum):	(5,382 square feet)
v)	Casino Gross Floor Area (maximum)	20,000 square metres (215,279 square feet)
vi)	Hotel Gross Floor Area (maximum)	14,000 square metres (150,695 square feet)
vii)	Yard Depths Abutting a Public Road (minimum)	3.0 metres (10.0 feet)
viii)	Height for Hotels (maximum)	50 metres (164 feet)
ix)	Notwithstanding Section 4.19 3) – Location of Parking Areas, required parking may be permitted on adjacent lot(s) zoned RF(2) and RF(*) bounded by Dundas Street to the north, Egerton Street to the east, Florence Street to the south and Rectory Street to the west.	
x)	Notwithstanding Section 4.19 4) c) – Yards Where Parking Areas Permitted, parking area setbacks to required road allowances may be as existing.	
xi)	Notwithstanding Section 4.19 10) b) – Parking Standards, a minimum parking requirement of 1 parking space per 22 square metres of Gross Floor Area is required for all permitted uses. (Z.-1-182697)	

b) RF1 Zone Variation

RF1(1) 1390 Dundas Street

a) Additional Permitted Uses:

- i) Uses permitted on the ground floor in association with the main permitted use:
 - a. Day Care Centre
 - b. Office, Medical/Dental
 - c. Wellness Centre
 - d. Pharmacy
 - e. Office
 - f. Clinic
 - g. Retail Store
 - h. Restaurant, Fast Food
 - i. Laboratory

b) Regulations:

- i) Gross Floor Area for Office Uses (Maximum) – 2,000 square metres
(Z.-1-253291)

c) RF2 Zone Variation

TABLE 31.3				
REGIONAL FACILITY (RF) ZONE				
REGULATIONS FOR RF ZONE VARIATIONS				
Column	A	B	C	D
Line 1	ZONE VARIATIONS	RF	RF1	RF2
2	PERMITTED USES	See Section 31.2(1)	See Section 31.2(2)	See Section 31.2(3)
3	LOT FRONTAGE (m) MINIMUM	50.0		
4	LOT AREA (m²) MINIMUM	4 000		
5	FRONT & EXTERIOR SIDE YARD DEPTH (m) 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)		
6	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	6.0 metres (19.7 feet) plus 1.2 metres (3.9 feet) for each 3.0 metres (9.8 feet) of building height or fraction thereof above the first 3.0 metres (9.8 feet)		
7	LANDSCAPED OPEN SPACE (%) MINIMUM	15		
8	LOT COVERAGE (%) MAXIMUM	30	N/A	
9	HEIGHT (m) MAXIMUM	40.0		