

SECTION 41 *

GENERAL INDUSTRIAL (GI) ZONE

41.1 GENERAL PURPOSE OF THE GI ZONE

This Zone provides for and regulates a broad range of industrial activities which are appropriate in large industrial areas, or areas not adjacent to sensitive land uses. The GI1 Zone variation includes the standard range of industrial uses, uses which generally impact adjacent uses. The GI2 Zone variation permits a limited range of auto-type industrial uses which involve considerable outside storage. (Z-1-051390)

41.2 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 GI Zone Variation for any use other than the following uses:

GI1

The following are permitted uses in the GI1 Zone variation:

- a) Auction establishments;
- b) Automobile body shop;
- c) Automobile repair garages;
- d) Building or contracting establishments;
- e) (commercial recreations establishment deleted by Z.-1-142287)
- f) Dry cleaning and laundry plants;
- g) Food, tobacco and beverage processing industries;
- h) Manufacturing and assembly industries;
- i) Printing, reproduction and data processing industries;
- j) (Private Clubs deleted by Z.-1-1422087)
- k) Processed goods industries;
- l) Repair and rental establishments;
- m) Research and development establishments;
- n) Service and repair establishments;
- o) Service trades;
- p) Storage depots;
- q) Terminal centres;
- r) Transport terminals;
- s) Truck sales and service establishments; (Z-1-051390)
- t) Warehouse establishments;
- u) Wholesale establishments;
- v) Impounding Yard; (Z.-1-223025)
- w) Tow Truck Business. (Z.-1-223025)

GI2

The following are permitted uses in the GI2 Zone variation:

- a) Automobile body shops;
- b) Automobile repair garages;
- c) Building or contracting establishments;
- d) Sales of vehicles reconditioned in association with 41.2(2)(a) and 41.2(2)(b);
- e) Transport terminals;
- f) Truck sales and service establishments; (Z-1-051390)
- g) Impounding Yard; (Z.-1-223025)
- h) Tow Truck Business. (Z.-1-223025)

GI3

The following area permitted uses in the GI3 Zone variation:

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

41.3 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 GI Zone Variations except in conformity with the regulations as set out below and in Table 41.3.

1) AUTOMOBILE BODY SHOP

No automobile body shop shall locate within 75.0 metres (246.0 ft.) of a Residential Zone. (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 use of unit or 100m² (1076 sq. ft.) and does not exceed 30 m² (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 needed.
(Z.-1-031144)

41.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard GI Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 41.2 and/or Section 41.3 shall apply.

GI1 Zone Variation

GI1(1)

- a) Permitted Uses:
 - i) Existing Uses.
(Z.-1-041220)

GI1(2)

- a) Additional Uses:
 - i) Residential and Other Source Recycling Facility, provided that, in addition to the solid non-hazardous recyclable materials specifically listed in the definition of Residential and Other Recycling Facility, wood may also be collected, sorted and processed;
 - ii) Waste Transfer Station, provided that the management and

processing of liquid and hazardous wastes shall be prohibited;

- iii) Channel Composting Facility;
- iv) In-Vessel Compositing Facility; and
- v) Existing twenty (20) metre roadway area giving access to and from the permitted uses.
(Z.-1-041220)

GI1(3)

a) Additional Permitted Uses:

- i) Automobile Sales and Service
- ii) Automobile Dismantling and Transfer Establishment

"AUTOMOBILE DISMANTLING AND TRANSFER

ESTABLISHMENT means an establishment where automobiles, which have been damaged by collision, accident, corrosion, or age are dismantled and transported offsite. For the purposes of this definition, the dismantling of automobiles shall occur predominantly indoors. Further, the sale of used parts inventoried as a result of the dismantling operation may be permitted as an accessory activity. The outdoor storage of dismantled automobiles intended for transfer must be temporary and removed on a regular basis. Stacking of motor vehicles for the purpose of outdoor storage shall be prohibited."

(Z.-1-051368)

GI1(4)

a) Additional Permitted Use:

- i) Airport
(Z-1-051390)

GI1(5)3

a) Permitted Uses:

- i) Auction establishments;
- ii) Automobile body shop;
- iii) Automobile repair garages;
- iv) Building or contracting establishments;
- v) Commercial recreation establishments;
- vi) Dry cleaning and laundry plants;
- vii) Food, tobacco and beverage processing industries;
- viii) Manufacturing and assembly industries;
- ix) Printing, reproduction and data processing industries;
- x) Private clubs;
- xi) Processed goods industries;
- xii) Repair and rental establishments;
- xiii) Research and development establishments;
- xiv) Service and repair establishments;
- xv) Service trades;
- xvi) Storage depots;
- xvii) Vehicle sales and service establishments;
- xviii) Warehouse establishments;
- xix) Wholesale establishments.

(Z.-1-061500)

GI1(6)

a) Additional Permitted Uses:

- i) Non-related industrial offices with a maximum gross floor area of 2,130 m² (22,927 sq. ft) in association with no less

than 560 m2 (6,027 sw. ft) of warehouse use.
(Z.-1-081743)

GI1(7)

- a) Additional Permitted Uses:
 - i) Offices with existing buildings, excluding medical/dental offices;
 - ii) Convenience stores, financial institutions, restaurants, and personal service establishments, excluding pharmacies

GI1(8) 1350 Trafalgar Street

- a) Additional Permitted Use:
 - i) Second Hand Goods Outlet within existing building
Second Hand Goods Outlet: means a building, or part thereof, used for the storing, selling, dismantling, refurbishing, and repair of used goods, wares and materials; but does not include a retail store, material recovery facility or a salvage yard.
- b) Regulations:
 - i) Gross floor area
(Maximum): 1,500m² (16,145 sq ft)
 - ii) Parking
(Minimum): 1 per 65m² (699 sq ft)
(Z.-1-192754 refer to Z.-1-233084 for updated zoning)

GI1(9) 16035 Robin's Hill Road

- a) Additional Permitted Use
 - i) Waste Transfer Station, subject to the following restrictions:
 - a. Limited to transfer of medical and pharmaceutical waste;
 - b. Limited to the existing building;
 - c. Maximum Gross Floor Area of 600m²; and
 - d. Outdoor storage shall be prohibited.
(Z.-1-202892)

GI1(10) 2120 and 2204 Huron Street

- a) Regulations
 - i) No minimum setback required from any Open Space Zone
(Z.-1-263440)

GI2 Zone Variation

GI2(1)

- a) Additional Permitted Use:
 - i) waste transfer station and recycling depot
- b) Regulations:
 - i) Definition – “Waste Transfer Station and Recycling Depot” means a type of waste disposal site as defined and the Environmental Protection Act, for non-hazardous solid wastes and liquids, including transferring, separation, processing and recycling of such wastes.
 - ii) Outside storage of liquid or solid wastes shall be prohibited.
 - iii) Outside storage of goods accessory to the waste transfer station and recycling depot shall not be permitted in any required front or exterior side yard.

- iv) Any outside storage of goods accessory to the waste transfer station and recycling depot shall not exceed 5% of the total lot area.
(Z.-1-081778)

GI2(2)

- a) Additional Permitted Use:
 - i) Warehouse Establishment
(Z.-1-081779)

GI2(3) 2040 River Road

- a) Additional Permitted Use
 - i) Waste Transfer Station and Recycling Depot
 - ii) Definition: “Waste Transfer Station and Recycling Depot” means a type of waste disposal site as defined in the Environmental Protection Act (EPA), for non-hazardous solid wastes and liquids, including transferring, separation, processing and recycling of such wastes, and includes a construction and demolition recycling facility, and a specialized recycling facility but does not include any other organic wastes.
- b) Regulations
 - i) Frontage 30m (98.4ft)
(Minimum)
 - ii) Open storage shall not be permitted in any required exterior side yard
 - iii) Front Yard Depth for open storage 20m (65.6ft)
(Minimum)
 - iv) Rear and Interior Side Yard 0m (0ft) Depth
abutting an Open Space
(OS5) Zone Variation
(Minimum)
 - v) Lands within the Open Space (OS5) Zone Variation may be used in the calculation for landscaped open space.
(Z.-1-202867)

TABLE 41.3
GENERAL INDUSTRIAL (GI) ZONE
REGULATIONS FOR GI ZONE VARIATIONS

Column A		B	C	D
Line 1	Zone Variations	GI1	GI2	GI3
2	Permitted Uses	See Section 41.2(1)		
3	Lot Area (M ²) Minimum	2500		
4	Lot Frontage (M) Minimum	50.0		
5	Front & Exterior Side Yard Depth (M) Minimum	1.5 m minimum (Z.-1-172594)		
6	Interior Side & Rear Yard Depth (M) Minimum	Abutting a Residential Zone	40.0m (Z.-1-172594)	60.0m (Z.-1-172594)
7		Abutting a Non-Residential Zone	1.2m per 3.0m of main building height, or fraction thereof, for buildings between 0-29.9m in height. 12.0m minimum for buildings 30.0m to 50.0m in height. (Z.-1-172594)	
8	Yard Depth Requirement Adjacent to a Railway Line or Spur Line		0.0	
9	Landscaped Open Space (%) Minimum		5	
10	Lot Coverage & Open Storage Combined (%) Maximum		95 (Replaced by Z.-1-223025)	
11	Height (M) Maximum	Abutting a Residential Zone	24.0 m **	
		Abutting a Non-Residential Zone	50.0m **	
12	Gross Floor Area for Specific Uses (M ²) Maximum		See Section 41.3(1)	

Column "D" (GI3 Zone) inserted by Z.-1-031144

* 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*.