

SECTION 50 *

TEMPORARY (T) ZONE

50.1 GENERAL PURPOSE OF THE T ZONE

This zone provides for and regulates temporary uses in accordance with Section 39 of the Planning Act. This zone permits temporary uses for a specified period of time after which the Temporary (T-____) Zone symbol and text are removed and revert back to the main zone. It is not intended that a temporary zone will permanently establish a use on a property. The establishment of a temporary use permanently on a property can only occur by way of a zoning by-law amendment under Section 34 of the Planning Act. In the event of a conflict between the provisions of this Section and the provisions of the main zone, the provisions of this Section shall apply.
(Z.-1-93214) (Z.-1-202871)

50.2 PERMITTED USES

By-law No. Z.-1 is amended by permitting the following temporary use(s) in addition to the permitted uses:

- T-1 (Z.-1-91031)
- T-2 (Z.-1-92050)
- T-3 (Z.-1-93131) (Z.-1-021019) (Z.-1-95395) (Z.-1-99644)
- T-4 (Z.-1-94246.)
- T-5 (Z.-1-93217)(O.M.B. Order Z 880220 and R 910387 dated April 21, 1992)
- T-6 (Z.-1-94226)
- T-7 (Z.-1-94246 and O.M.B. File Nos. O 940035, R 930489 March 29, 1994))
- T-8 (Z.-1-94254 and O.M.B. File # O 940035, R 930489)
- T-9 (Z.-1-95312)
- T-10 Lands located at 2061 Dundas Street East, south side, between Speight Boulevard and Carlyle Drive, as shown on the map attached hereto, comprising part of Key Map No. A109, may be used for a nursery and garden store for a period not exceeding three (3) years from the date of the passing of this by-law beginning March 6, 1995.
(Z.-1-95318) ((Z.-1-021019)

This Temporary Use is hereby extended for a further three (3) years beginning February 2, 1998. (Z.-1-98572)

This Temporary Use is hereby extended for an additional three (3) years beginning February 5th, 2001. (Z.-1-01857)

This Temporary Use is hereby extended for an additional three (3) years beginning March 22nd, 2004. (Z.-1-041212)

This Temporary Use is hereby extended for an additional three (3) years beginning April 30th, 2007. (Z.-1-071629)
- T-11 (Z.-1-95349) (Z.-1-98585) (Z.-1-01865)
- T-12 (Z.-1-95362)
- T-13 (Z.-1-95368)

T-14 Lands located at 221-235 Queens Avenue, south side, between Wellington Street and Clarence Street, as shown on the attached schedule comprising part of Key Map No. A107, may be used as a surface commercial parking lot for a temporary period not exceeding three (3) years from the date of the passing of this by-law beginning September 5th, 1995. (Z.-1-95374) (Z.-1-021019)

This temporary use is hereby extended for an additional three (3) years beginning January 17th, 2000. (Z.-1-00738)

This Temporary Use is hereby extended for an additional three (3) years beginning April 19, 2004. (Z.-1-041228)

T-15 (Z.-1-95379)

T-16 (Z.-1-96412) (Z.-1-021019) (Z.-1-00739)

T-17 (Z.-1-96461)

T-18 A portion of land located at 120 Weston Street, north side, at Fairview Avenue, comprising part of Key Maps No. A107, may be used for a Neighbourhood Commercial Recreation Establishment, where the use is conducted inside the existing building with the exception of an outdoor patio with a maximum area of 60 square metres (650 square feet) and a 12 square metre (130 square feet) breezeway addition, for a temporary period not exceeding three (3) years beginning March 7, 2005.

a) Definition:

"NEIGHBOURHOOD COMMERCIAL RECREATION

ESTABLISHMENT" means a building or part thereof, used for the purposes of an arena, auditorium, assembly hall, billiard or pool room, bingo hall, bowling alley, dance hall, gym or fitness centre, ice or roller rink, indoor racquet courts, indoor swimming pool, and all places of amusement, but does not include an amusement games establishment, cinema or other theatre, drive-in theatre or amusement park.

A food service area located outside the main building no greater than 60 square metres (650 square feet) of gross floor area and a food service area inside the main building no greater than 300 square metres (3,229 square feet) of gross floor area shall be permitted in association with the main permitted use.

b) Parking Standard:

Neighbourhood Commercial: per 20.0 square metres

Recreation Establishment: 215 square feet

(original amendment added by Z.-1-96462, deleted and replaced by Z.-1-99727)

(Z.-1-021019) (text deleted and replaced by Z.-1-031094)

(deleted and replaced by Z.-1-05151347)

T-19 (Z.-1-97468)

T-20 (Z.-1-94247 - O.M.B. File No. R 940221 - Order Issue Date: April 15, 1995)

T-21 (Z.-1-021019) (Z.-1-00779) (Z.-1-94247 - O.M.B. File No. R 940221 - Order Issue Date: April 15, 1995) (Z.-1-00779) (Z.-1-031149)

T-22 Z.-1-98579 repealed by Z.-1-99654

T-23 Z.-1-98579 repealed by Z.-1-99654

T-24 (Z.-1-99632)

- T-25 (Z.-1-021019) (Z.-1-99673)
- T-26 (Z.-1-99699) (Z.-1-021019) (Z.-1-021047) (Deleted by Z.-1-071608)
- T-27 Lands located at 140 Ann Street, the north-east corner of Anne Street and Talbot Street, comprising part of Key Map No. A107, may be used for studios, studios with an accessory theatre, establishments, repair and service establishments and assembly halls for a temporary period not exceeding three (3) years beginning February 20, 2006.
(Z.-1-99708) (Z.-1-021019) (deleted and replaced by Z.-1-061468)
- T-28 (Z.-1-99713) (Z.-1-021019)
- T-29 (Z.-1-99715) (Z.-1-021019)
- T-30 (Z.-1-00823) (Z.-1-021019)
- T-31 (Z.-1-00831) (Z.-1-021019)
- T-32 Lands located at 322 - 324 York Street, as shown on the map attached hereto, comprising part of Key Map No. A107, may be used as a surface commercial parking lot for a temporary period not exceeding three (3) years from the date of the passing of the by-law beginning January 21, 2002. (Z.-1-02952)
- T-33 (Z.-1-021022)
- T-34 (Z.-1-021023)
- T-35 (Z.-1-021051)
- T-36 (Z.-1-031067)
- T-37 (Z.-1-031107)
- T-38 (Z.-1-031140)
- T-39 (Z.-1-031154)
- T-40 (Z.-1-031158)
- T-41 Lands located at 2179 Hyde Park Road, as shown on the map attached hereto, comprising Key Map No. A101, may be used for a topsoil depot and accessory uses for a period not exceeding three (3) years from the date of the passing of the by-law beginning December 6, 2004.
(Z.-1-051311)
"This Temporary Use is hereby extended for an additional three (3) years Beginning December 3, 2007."
(Z.-1-081685)
"This temporary use is hereby extended for an additional three (3) years beginning November 1st, 2010."
(Z.-1-101964)
- T-42 (Z.-1-051315) (Deleted by Z.-1-142313)
- T-43 Lands located at 1588 Clarke Road, comprising part of Key Map No. A104, may be used for a golf driving range and associated buildings or structures for a period not exceeding three (3) years from the date of the passing of this by-law beginning June 27th, 2005.
(Z.-1-051387)
- T-44 (Z.-1-051390)

- T-45 Lands located at 1992 Fanshawe Park Road West (Former Township of London), as shown on the map attached hereto comprising part of Key Map No. A101, may be used as a golf driving range and accessory uses for a temporary period not exceeding three (3) years beginning March 24, 2003. (Z-1-051390)
- This temporary use is hereby extended for an additional three (3) years beginning March 27, 2006. (Z.-1-061476)
- This temporary use is hereby extended until October 3, 2010. (Z.-1-091848)
- This temporary use is hereby extended until January 24th, 2014. (Z.-1-111974)
- This temporary use is hereby extended until March 18, 2017. (Z.-1-142277)
- This temporary use is hereby extended until May 16, 2020. (Z.-1-172580)
- This temporary use is hereby extended until June 29, 2023 (Z.-1-202854)
- This temporary use is hereby extended until September 26, 2026. (Z.-1-233138)
- T-46 (Z-1-051390)
- T-47 (Z-1-051390) (deleted by Z.-1-061510)
- T-48 Lands located at 70 York Street and 350 Ridout Street North, comprising part of Key Map No. A107, may be used as a surface commercial parking lot with a zero (0) metre setback from the ultimate road allowance for a temporary period not exceeding three (3) years from the date of the passing of this by-law beginning March 5, 2007. (Z.-1-051427) (Z.-1-071616)
- T-49 (Z.-1-08172) (Z.-1-061435 (Z.-1-061449) (Deleted by Z.-1-142313)
- T-50 Lands located at 55 Chalkstone Drive (former town of Westminster), as shown on Key Map No. A111, may be used for a commercial transportation driver training school, a storage depot, a transport terminal, and a building/contracting establishment, for a temporary period not exceeding one (1) year beginning February 6, 2006. (Z.-1-061458)
- This temporary use is hereby extended for an additional three (3) years beginning April 30, 2007. (Z.-1-071628)
- This Temporary Use is hereby extended for an additional three (3) years beginning May 25, 2021. (Z.-1-212935)
- T-51 Lands located at 1420 Hyde Park Road, as shown on Key Map No. A101, may be used for a farm market for the sale of seasonal produce, and a nursery and a garden store, operating from May 1st to October 31st for a temporary period not exceeding two (2) years beginning May 15th, 2006. (Z.-1-061502)
- T-52 Lands located at 1875 Wharncliffe Road South, comprising part of Key Map No. A111, may be used for a golf driving range and accessory uses (including a 140 m² golf pro shop and a 93 m² golf training facility within an existing building) for a period not exceeding three (3) years, beginning June 12, 2006. (Z.-1-061510)
- This temporary use is hereby extended for a temporary period not exceeding three (3) years from the date of the passing of this By-law

beginning June 29th, 2009. (Z.-1-091872)

This temporary use is hereby extended for a temporary period not exceeding three (3) years from the date of the passing of this by-Law beginning June 26, 2012. (Z.-1-122121)

T-53 Lands located at 299 King Street may be used as a surface commercial parking lot for a temporary period not exceeding three (3) years from the date of passing of this by-law beginning January 22, 2007. (Z.-1-071606)(Z.-1-122138)

T-54 Lands located at 195 Dundas Street, as shown on the attached map hereto comprising part of Key Map No. A107, may be used for a surface commercial parking lot with a small landscaped area along the Dundas Street frontage for a temporary period not exceeding three (3) years beginning February 5, 2007. (Z.-1-071608)

This temporary use is hereby extended for an additional three (3) years beginning March 8, 2010. (Z.-1-101917)

This temporary use is hereby extended for an additional three (3) years beginning March 8, 2013 (Z.-1-132156)

This Temporary Use is hereby extended for an additional two (2) years beginning May 17, 2016. (Z.-1-162473)

T-55 Lands located at 585 Third Street, west side, between Oxford Street and Culver Drive as shown on the map attached hereto comprising of Key Map A108, may be used for a repair and rental establishment, warehouse, service and repair establishment, service trade, office and convenience store, with no outdoor storage for any of the permitted uses for a period not exceeding three (3) years from the date of the passing of the By-law. (Z.-1-071622)

This temporary use is hereby extended for a temporary period not exceeding three (3) years from the date of the passing of this By-Law beginning April 19th, 2010. (Z.-1-101930)

This temporary use is hereby extended for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning January 15, 2013. (Z.-1-132161)

This temporary use is hereby extended for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning March 22, 2016. (Z.-1-162459)

T-56 Lands located at 1588 Clarke Road, comprising part of Key Map No. A104, may be used for a golf driving range and associated buildings or structures for a period not exceeding three (3) years from the date of the passing of this by-law beginning May 12, 2008. (Z.-1-081741)

T-57 (Z.-1-081781) (Deleted by Z.-1-142313)

T-58 The rear portion of the land located at 1671 Fanshawe Park Road West, comprising part of Key Map No. A101, may be used for a temporary outdoor self-storage establishment, for a period not exceeding three (3) years from the date of the passing of this by-law beginning February 9, 2015. (Z.-1-152377)

T-59 Lands located at 1550 Highbury Avenue North, comprising part of Key Map No. A103, may be used for a temporary mobile real estate sales trailer for a period not exceeding three (3) years from the date of the passing of this by-law beginning January 19, 2009. (Z.-1-091835)

T-60 The property located at 3836 Colonel Talbot Road may be permitted to be

used for a Building or Contracting Establishment for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning March 30, 2009. (Z.-1-091847)

T-61 The lands located at 2284 Dundas Street may be used for a garden store for a period not exceeding one (1) year from the date of the passing of this by-law beginning May 4th, 2009. (Z.-1-091856)

T-62 Lands located at 2070 Huron Street, comprising part of Key Map No. A104, may be used for a temporary commercial recreation establishment for a period not exceeding three (3) years beginning November 9th, 2009. (Z.-1-091902)

T-63 Lands located at 457 Southdale Road West, comprising part of Key Map No. A111, may be used to allow Goodwill Industries to operate a drop-off centre use that receives goods that are primarily used or second hand house-wares, domestic furniture, appliances, equipment and toys and clothing, and where these goods are sorted and re-used, for a temporary period not exceeding three (3) years from the date of the passing of this by-law beginning November 1, 2010.

a) Regulations:

- i) No retail will be permitted from this site; and
- ii) The property will be fenced with an opaque barrier and be maintained as per Section 4.17 b) and c) of the City of London Z.-1 Zoning By-law. (Z.-1-101967)

T-64 Lands located at 1-34 Barberry Court; 35-48 Ivy Court, 49-81 Vinewood Court; 82-100 Primrose Court, as shown on the attached map comprising part of Key Map No. A108, may be used as a Family Health Nurse Practitioner-Led clinic operating from the residential unit at 6 Barberry Court with no additional parking required for temporary period not exceeding three (3) years from the date of the passing of the by-law beginning June 20, 2011. The Nurse Practitioner-Led clinic will not permit the dispensing of any narcotic or controlled substance, as classified in the Controlled Drugs and Substances Act, and will not include a methadone clinic defined as a building, or part of a building, which is used principally for the prescription and/or dispensing of methadone and may include the provision of counseling and other support services, but does not include a hospital. (Z.-1-112032)

This temporary use is hereby extended for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning September 2, 2014. (Z.-1-142333)

T-65 Lands located at 551-605 Millbank Drive and 931-1127 Southdale Road East, as shown on the attached map comprising part of Key Map No. A112, may be used as a Family Health Nurse Practitioner-Led clinic operating from the residential unit at 1057 Southdale Road East with no additional parking required for temporary period not exceeding three (3) years from the date of the passing of the by-law beginning June 20, 2011. The Nurse Practitioner-Led clinic will not permit the dispensing of any narcotic or controlled substance, as classified in the Controlled Drugs and Substances Act, and will not include a methadone clinic defined as a building, or part of a building, which is used principally for the prescription and/or dispensing of methadone and may include the provision of counseling and other support services, but does not include a hospital. (Z.-1-112033)

This temporary use is hereby extended for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning September 2, 2014. (Z.-1-142334)

T-66 Lands located at 530 Oxford Street West, as shown on Key Map No. A106, may be used for an Automobile Sales and Service Establishment related to the permanent automobile sales and service establishment located at 640 Wonderland Road North, for a period not exceeding 18 months from the date of the passing of this by-law beginning January 10, 2012. (Z.-1-122069)

T-67 NUMBER NOT USED

T- 68 Lands located at 555-557 Ridout Street North may be used for a Real Estate Agency for a temporary period not exceeding three (3) years from the date of passing of this by-law beginning April 16, 2013. (Z.-1-132177)

This Temporary Use is hereby extended for an additional eighteen (18) months beginning May 2, 2017.

a) Regulations

- | | | |
|-----|--------------------------------------|---|
| i) | Yards where
Parking is Permitted: | interior side yards
and rear yard of 557
Ridout Street N |
| ii) | Parking Standard: | a maximum of seven (7)
vehicles may be parked on
the site at one time.
(Z.-1-172574) |

T-69 Lands located at 221-225 Queens Avenue, south side, between Wellington Street and Clarence Street, as shown on Key Map No. A107, may be used as a surface commercial parking lot for a temporary period not exceeding three (3) years from the date of the passing of this by-law beginning April 15, 2014. (Z.-1-142297)

This Temporary Use is hereby extended for an additional three (3) years beginning June 26, 2017. (Z.-1-172590)

This Temporary Use is hereby extended for an additional three (3) years beginning August 25, 2020. (Z.-1-202866)

This Temporary Use is hereby extended for an additional three (3) years beginning July 25, 2023. (Z.-1-233131)

This Temporary Use is hereby extended for an additional three (3) years beginning June 23, 2026. (Z.-1-263449)

T-70 A commercial surface parking lot is permitted at 192-196 Central Avenue, 193-197 Central Avenue and 200 Albert Street, as shown on the map attached hereto comprising part of Key Map No. A107, for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning June 24, 2014.

This Temporary Use is hereby extended for an additional three (3) years beginning October 30, 2017. (Z.-1-172623)

a) Regulations:

- | | | |
|----|--------------------|--|
| i) | Front Yard Setback | 0.0 metres from the
Original Central Avenue
Street line
(Z.-1-142313) |
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T-70 This Temporary Use is hereby extended for an additional three (3) years

beginning May 25, 2021. (Z.-1-212935)

- T-71 Lands located at 322 - 324 York Street may be used as a surface commercial parking lot for a temporary period not exceeding three (3) years from the date of the passing of the by-law beginning September 30, 2014. (Z.-1-1422345)

Lands located at 324 York Street, as shown on the map attached hereto, comprising part of Key Map No. A107, may be used as a surface commercial parking lot for a temporary period not exceeding six (6) months expiring on May 6, 2019. (Z.-1-182703)

- T-72 The eastern portion of the land located at 2170 Wharncliffe Road South, comprising part of Key Map No. A114, may be used to permit a temporary sales trailer, in association with an automobile sales establishment, for a period not exceeding three (3) years from the date of the passing of this by-law beginning November 10, 2015.” (Z.-1-152437)

This Temporary Use is hereby extended for an additional two (2) years beginning April 23, 2019. (Z.-1-192740)

- T-73 Lands located at 551-555 Waterloo Street may be used as a place of entertainment for a period not to exceed seven (7) months beginning May 31, 2016 as shown on the map attached to the amending by-law. (Z.-1-162482)

- T-74 A portion of lands located at 4680 Wellington Road South, as shown on the map attached to amending by-law, comprising part of Key Map No. A112, may be used as a driving range for a temporary period not exceeding three (3) years from the date of the passing of the by-law beginning June 23, 2016. (Z.-1-162487)

This Temporary Use is hereby extended for an additional three (3) years beginning May 21, 2019. (Z.-1-192749)

This Temporary Use is hereby extended for an additional three (3) years beginning September 27, 2022. (Z.-1-223060)

This Temporary use is hereby extended for an additional three (3) years beginning November 4, 2025. (Z.-1-253378)

- T-75 Notwithstanding the regulations in Section 4.18 5) of the General Provisions Section, amplified music and dancing on outdoor patios legally in existence as of July 26, 2016 within the Downtown Business Improvement Area (BIA) and Old East Village Community Improvement Plan Area (CIPA) may be permitted for a temporary period from the date on which this by-law comes into force until September 30, 2016. (Z.-1-162501 – OMB Order Dated October 4, 2016)

- T-76 Lands located at 660 Sunningdale Road East, the existing single detached dwelling structure, as it exists at the date of the passing of this by-law, located on Block 46 in draft approved plan 39T-09501, as shown on Key Map No. A102, may be used for any of the uses permitted within the BDC2 Zone, for a temporary period not exceeding three (3) years from the date of the passing of this by-law.” (Z.-1-182651)

- T-77 6682 Fisher Lane

A portion of lands located at 6682 Fisher Lane, may be occupied by two (2) single detached dwellings and may be permitted a maximum lot coverage of 12% for a temporary period not exceeding six (6) months from the date of the passing of the by-law beginning April 23, 2019.

(Z.-1-192742)

This Temporary Use is hereby extended for an additional two (2) years beginning February 11, 2020. (Z.-1-202836)

T-78 193 Queens Avenue

A commercial surface parking lot is permitted at 193 Queens Avenue, comprising part of Key Map No. A107, for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning July 6, 2021. (Z.-1-212945)

T-79 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street

A surface parking lot, accessory to 690, 696, 698, and 700 King Street and 400 Lyle Street, is permitted at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street, as shown on the map attached hereto comprising part of Key Map No. A108, for a temporary period not exceeding one (1) year from the date of the passing of this By-law beginning April 25, 2023.

a) Regulations:

- | | |
|-------------------------|--|
| i) Parking Area Setback | 2.0 metres from the ultimate road allowance, 1.0 metres from interior lot lines, and 0.4 metres from the sight triangle
(Z.-1-233099) |
|-------------------------|--|

This Temporary Use is hereby extended for an additional one (1) year beginning May 14, 2024. (Z.-1-243210)

This Temporary Use is hereby extended for an additional two (2) years beginning July 22, 2025. (Z.-1-253337)

T-80 568 Second Street (Southerly portion)

Lands may be used as a self-storage establishment for a period not exceeding three (3) years beginning June 27, 2023. (Z.-1-233120)

T-81 A surface parking lot, accessory to 100 Kellogg Lane, 1063, 1080, 1097, 1100, 1108, 1127 Dundas Street, 420 Burbrook Place, 351 Eleanor Street, 100, 335 and 353 Kellogg Lane, is permitted at 1151 York Street, as shown on the map attached, for a period not exceeding three (3) years from the date of the passing of this By-law beginning September 23, 2025. (Z.-1-253366)

- section renamed by Z-1-051390
- Key Map #'s amended by Z.-1-132173