

7.

## **INDUSTRIAL LAND USE DESIGNATIONS**

### **INTRODUCTION**

*The objectives and policies of this Chapter are intended to provide guidance for the future development of industrial land use within London. In order to recognize the needs of existing and future industry and to address concerns over land use compatibility, industrial land uses in the Plan are separated into three categories: General Industrial, Light Industrial, and Office Business Park. These categories are differentiated on the basis of the range of main permitted uses or industrial processes, the potential impacts such uses or processes would have on adjacent areas, and the scale and intensity of development allowed. The intent of this Plan is to group industrial uses so as to maximize their compatibility and minimize any negative impacts on nearby residential or other sensitive land uses.*

7.1.

### **INDUSTRIAL OBJECTIVES**

*It is intended that the following objectives will provide direction for the industrial land use policies, and will assist in achieving the level and type of industrial activity desired.*

7.1.1.

#### **OBJECTIVES FOR ALL INDUSTRIAL DESIGNATIONS**

- i) Designate sufficient industrial land to accommodate the growth anticipated during the planning period, including an adequate supply of available serviced land and an allowance for sufficient choice in terms of location, size of properties, and servicing requirements.
- ii) Promote an aesthetically pleasing form of development along major road and rail entrances to the City.
- iii) Minimize any potentially adverse impacts from industrial development on surrounding land uses.
- iv) Encourage industrial uses to locate in industrial parks.
- v) Encourage an efficient utilization of land within industrial areas.
- vi) Support the implementation of the City of London Economic Development Strategy.  
(Clause vi) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
- vii) Limit non-industrial uses in industrial areas to those that directly support the industrial area. (OPA 578)

### 7.1.2.

#### **GENERAL INDUSTRIAL OBJECTIVES**

- i) Promote a broad industrial base in the City through the provision of a choice of locations, lot sizes, services, and road and rail access corridors, in order to accommodate a wide range of industrial uses.
- ii) Provide appropriate locations for industrial uses which have characteristics that may not be compatible with other land uses.

### 7.1.3.

#### **LIGHT INDUSTRIAL OBJECTIVES**

- i) Provide for the development and use of industrial lands for a range of activities which are likely to have a minimal impact on surrounding uses.
- ii) Guide the development of older industrial areas in close proximity to residential neighbourhoods for industries which can meet appropriate operation, design and scale criteria.

### 7.1.4.

#### **OFFICE BUSINESS PARK OBJECTIVES**

- i) Provide opportunities for a limited range of industrial and office uses that are appropriate for a prestigious park-like setting.
- ii) Develop office business parks that will provide appropriate locations for industries in the fields of research, advanced technology, and applied medicine.

### 7.1.5.

#### **EXISTING INDUSTRIAL AREAS OBJECTIVES**

- i) Recognize older, viable inner-city industrial areas, and provide for their continuation and improvement.
- ii) Provide opportunities within existing industrial areas for the introduction of new industries that are compatible with existing and surrounding land uses.
- iii) Encourage the rehabilitation or replacement of functionally obsolete industrial buildings, and the relocation of incompatible uses to more appropriate locations.
- iv) In order to maintain an adequate supply of lands designated for industrial development, the conversion of lands for non-industrial purposes may only be permitted through a comprehensive review where it has been demonstrated that the lands are not required for industrial purposes over the long term, and that there is a need for the conversion of the lands.

(Clause (iv) added by OPA 438 Dec. 17/09)

## 7.2.

### **GENERAL INDUSTRIAL**

*This land use category is intended for a broad range of industrial uses including activities that could have a detrimental impact on residential or other uses. For this reason, the General Industrial designation is, for the most part, intended to apply to areas which are appropriately separated from residential areas. This designation is also applied to certain older industrial areas located adjacent to residential uses. Policies provide for the control of development in these areas to minimize potential adverse impacts.*

#### **7.2.1. Main Permitted Uses**

Main permitted uses in the General Industrial category include: any industrial use that included assembling, fabricating, manufacturing, processing, and repairing activities; service trades; public and private utilities and related facilities; large storage facilities, such as wholesale and warehouse establishments, contractors yards, transportation terminals, and heavy equipment sales and service; and residential and other source recycling facilities, subject to policy 7.5.3. which are ancillary to the above uses are also allowed. Zoning on individual sites may not allow for the full range of permitted uses.

(Subsection 7.2.1 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)  
(Subsection 7.2.1. further amended by OPA 296 approved 04/06/22)

#### **7.2.2. Uses Permitted by Site Specific Zoning**

In addition to the uses permitted above, the following uses may be permitted by site specific zoning, subject to the criteria in Section 7.6. Planning Impact Analysis.

- i) automotive body shops, provided that their location and operation does not detract from the industrial operations of the surrounding area;
- ii) salvage yards;
- iii) waste disposal sites and transfer stations, subject to meeting the requirements of the Ministry of the Environment and other Ministries in accordance with the *Environmental Assessment Act*, the *Environmental Protection Act*, and other guidelines and policies that apply;
- iv) private clubs and commercial recreation establishments(deleted by OPA 578);  
(Clause iv) amended by OPA No. 95 - approved by MMAH 98/06/25)
- v) automobile service stations or gas bars that are located on arterial or primary collector roads, preferably at intersections with other major roads;
- vi) convenience stores, personal services, restaurants, medical/dental offices and clinics, and financial institutions which are designed to serve the industrial area and which have access to an arterial or primary collector road:
  - (a) Convenience stores, restaurants, personal services,

medical/dental offices and clinics, and financial institutions shall be encouraged to locate in convenience commercial centres. The maximum size of a convenience commercial centre shall not exceed 1,000 square metres (10,764 square feet). The maximum size of individual uses shall be specified in the Zoning By-law; and

- (b) Where convenience stores, restaurants, personal services, medical/dental offices and clinics, or financial institutions form part of an industrial building or complex of buildings, the Zoning By-law will restrict individual uses, the aggregate size of commercial uses and the proportion of the floor area that may be used for commercial purposes;

vii) day care centres; (deleted by OPA 578)  
(Subsection 7.2.2 amended and renumbered by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

viii) specialized recycling facilities; construction and demolition recycling facilities; and channel, in-vessel and windrow composting facilities subject to the provisions of Section 17.5 Other Waste Facilities.  
(Subsection viii) added by OPA 296, approved 04/06/22)

**7.2.3.  
Operation  
Criteria**

All uses adding, emitting, or discharging a contaminant into the natural environment must obtain a Certificate of Approval from the Ministry of the Environment as required by the *Environmental Protection Act* and associated Regulations. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the *City of London's Waste Discharge By-law*.

Nuisance  
Factors

- i) In areas where the range of permitted uses is restricted because of compatibility concerns, the Zoning By-law may be amended to allow an additional permitted use where it can be demonstrated that any nuisance factors associated with the proposed use are at, or can be reduced to, acceptable levels for that zone.

**7.2.4.  
Location**

Areas designated General Industrial will, in most cases, be located where there is access to arterial roads or rail lines, where adequate services for industrial development can be provided, and where industrial traffic will be directed away from residential areas.

Nuisance  
Factors

- i) Certain industrial uses within the General Industrial designation, including industries requiring large amounts of open storage and those with nuisance aspects relating to their operations, may be restricted, through the Zoning By-law, from locating near residential areas or along major entryways to the City.

**7.2.5.  
Area and Site  
Design Criteria**

The development of areas designated General Industrial will be subject to the following area and site design considerations:

- |           |   |
|-----------|---|
| Traffic   | i) Industrial traffic should be directed away from, and not through, residential areas.   |
| Access    | ii) The number of access points from General Industrial sites to arterial or primary collector roads should be limited to minimize disruptions to traffic flows.  |
| Buffering | iii) The Zoning, Site Plan, and Sign Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, landscaping, signage, and screening of outdoor storage areas for industries adjacent to residential areas and along major entryways to the City. |

**7.2.6. Non-Conforming Uses** Where the Zoning By-law restricts the range of permitted uses in the General Industrial designation, non-conforming industrial uses in that zone may be permitted to expand subject to the policies of Section 19.5. Any expansion or changes to these industries will be encouraged to meet current operation and design standards for that zone.

**7.2.7. Applications to Expand or Add General Industrial Areas** Proposals to add or expand a General Industrial designation will be evaluated on the basis of the following:

- |                          |  |
|--------------------------|--|
| Criteria                 | i) Compliance with the appropriate policies on permitted uses, location and design.  |
| Traffic                  | ii) The potential impact of industrial traffic on residential areas.   |
| Municipal Services       | iii) The availability of utilities and sewer and water facilities to service the site.                                     |
| Compatibility            | iv) The compatibility of the proposed uses with existing and proposed uses in the surrounding area.                        |
| Transit                  | v) The availability of transit services to the site.   |
| Accessibility            | vi) The proximity of the site to regional transportation facilities such as major highways, rail lines, and the airport.   |
| Site Characteristics     | vii) The suitability of the site in terms of drainage, soil conditions and topography for accommodating the proposed uses. |
| Planning Impact Analysis | viii) Planning Impact Analysis as provided for in Section 7.6.   |

**7.3. LIGHT INDUSTRIAL**

*This designation is intended for industries which have a limited impact on the surrounding environment and which are frequently small in scale.*

*Such industries can normally be located in closer proximity to other land uses without significant conflicts if appropriate site planning techniques are utilized. Uses permitted in the Light Industrial designation will be required to meet higher development and operating standards when located near residential areas and major entryways to the City. Certain non-industrial uses may also be permitted, provided that they are complementary to, and supportive of, the surrounding industrial area.*

**7.3.1.  
Main Permitted  
Uses**

Main permitted uses in the Light Industrial category include: industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities; are located within enclosed buildings; require only a limited amount of outdoor storage; and are unlikely to cause adverse effects with respect to air, odour or water pollution, or excessive noise levels. Other types of permitted uses include research and communication facilities; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; service trades; and contractor's shops that do not involve open storage; and, residential and other source recycling facilities subject to the provisions of Section 17.5. Office uses and retail outlets subject to policy 7.5.3. which are ancillary to any of the above uses are also allowed. Zoning on individual sites may not allow for the full range of permitted uses.

(Subsection 7.3.1 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)  
(Subsection 7.3.1. further amended by OPA 296, approved 04/06/22)

**7.3.2.  
Uses Permitted  
By Site Specific  
Zoning**

In addition to the uses permitted above, the following uses may be permitted by site specific zoning, subject to the criteria in Section 7.6. Planning Impact Analysis. These uses are not permitted within 300m of any lands zoned for General Industrial (GI) or Heavy Industrial (HI) uses.  
(OPA 578)

- i) automobile service stations or gas bars that are located on arterial or primary collector roads, preferably at intersections with other major roads;
- ii) convenience stores; restaurants; personal service establishments; medical/dental offices and clinics; and financial institutions which are designed to serve the industrial area and which have access to an arterial or primary collector road:
  - a) Convenience stores; restaurants; personal services; and medical/dental offices and clinics; and financial institutions shall be encouraged to locate in convenience commercial centres. The maximum size of a convenience commercial centre should not exceed 1,000 square metres (10,764 square feet). The maximum size of individual uses shall be specified in the Zoning By-law; and
  - b) Where convenience stores, personal services, restaurants, medical dental offices and clinics or financial institutions

form part of an industrial building or complex of buildings, the Zoning By-law will restrict the size of individual uses, the aggregate size of commercial uses and the proportion of the floor area that may be used for commercial purposes;

- iii) hotels or motels, provided they meet all of the following criteria:
  - (a) they are located on an arterial road or freeway, or in close proximity to the airport;
  - (b) they are located at, or near, the periphery of a Light Industrial area; and
  - (c) the results of a Planning Impact Analysis indicate there would be minimal impact on surrounding uses;
- iv) private clubs and commercial recreation establishments;  
(Clause iv) amended by OPA No. 95 - OMB Order No. 1596 - approved 98/06/25)
- v) day care centres;
- vi) a major recreation or institutional use such as the Western Fairgrounds, provided it meets the following criteria:
  - (a) it is located in close proximity to the airport or a freeway; and
  - (b) it is located at or near the periphery of a Light Industrial designation; and
- vii) existing industrial uses which are not included under policy 7.3.1., but which are compatible with adjacent uses are recognized as permitted uses within the Light Industrial designation. Proposals for the significant expansion of these uses may require an amendment to the Official Plan to redesignate the lands to General Industrial.  
(Subsection 7.3.2 amended and renumbered by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
- viii) Outdoor patios in association with Craft Brewery and Artisan Workshop establishments may be permitted subject to a Minor Variance, provided they meet all of the following criteria:
  - a) a Craft Brewery or Artisan Workshop establishment is permitted through zoning;
  - b) the location and operation of the proposed Outdoor Patio will not impose inappropriate impacts on the industrial operations or residential uses in the surrounding area; where necessary, conditions of the Minor Variance will be required to mitigate impacts;
  - c) the Outdoor Patio capacity, location with respect to residential

uses, outdoor lighting, loading, and parking criteria outlined in Section 4.18 (Outdoor Patio Associated with a Restaurant or Tavern) of the Z.-1 Zoning By-law are addressed; and site-specific issues relating to the context and site layout of the Outdoor Patio are addressed. (OPA 653)

**7.3.3.  
Operation  
Criteria**

Permitted uses in the Light Industrial designation shall include those uses which are likely to have a minimal adverse effect on surrounding uses in terms of noise, smoke, odour or visual appearance, and which can be located in relatively close proximity to other land uses and entryways into the City.

Compliance with City and Provincial Guidelines

i) Permitted uses shall comply with Ministry of the Environment guidelines and standards regarding the emission of noise, vibration, and air contaminants such as dust, smoke, fumes and odours; water quality, including the quality of waste water discharge and run-off; waste control and disposal; and additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.

Nuisance Factor Reduction

ii) Where it is demonstrated that any nuisance factors related to a proposed industry not permitted by the Zoning By-law can be reduced to acceptable levels for the Light Industrial designation and the applicable zone, the industrial use may be permitted through an amendment to the Zoning By-law.

**7.3.4.  
Location**

Areas designated Light Industrial will, in most cases, be located where:

Accessibility

i) There is good access to arterial roads, rail lines, and/or airport facilities.

Municipal Services

ii) Sites can be fully serviced with utilities and sewer and water facilities.

Major Entryways

iii) The site is located along a major entryway to the City where light industrial development could make a positive contribution to the visual image of the City.

Compatibility

iv) The permitted uses will be compatible in terms of appearance, function, and operation, with adjacent land uses.

Buffering

v) The Light Industrial designation acts as a buffer between residential areas and areas designated as General Industrial.

**7.3.5.  
Area and Site  
Design Criteria**

The development of Light Industrial areas will be subject to the following area and site design considerations:

Buffering	i) The Zoning and Site Plan Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, signage, landscaping, and screening of outside storage areas along major entryways to the City and adjacent to residential areas.
Traffic	ii) Industrial traffic should be directed away from, and not through, residential areas.
Compatibility	iii) Separation, buffering, and landscaping may be required to provide visual compatibility among adjacent land uses.
Limited Access	iv) The number of access points from Light Industrial sites to arterial or primary collector roads should be limited to minimize disruption to traffic flows.
Secondary Commercial Uses	v) Secondary commercial uses, as described in policy 7.3.2., will be encouraged to develop in a nodal configuration to reduce the potential for strip commercial development and disruption to the function and pattern of industrial areas.

**7.3.6.  
Scale of  
Development**

The Zoning By-law may specify maximum building heights and site coverages so that the scale of new industrial development will have a minimal impact on any non-industrial uses in the surrounding area. Office development which is not ancillary and incidental to a main permitted use, as listed in Section 7.3.1. or 7.3.2. of this Plan, will be restricted to a small scale in the Light Industrial designation.

**7.3.7.  
Non-Conforming  
Uses**

Uses operating in existing Light Industrial areas at the time of adoption of the Plan, which may not meet the operation, location or design criteria, but which are important to the economic stability of the City, may be recognized as permitted uses in the Zoning By-law. Any expansion or changes to these industries will be encouraged to meet the standards and requirements for the Light Industrial designation which have been identified for this Plan.

**7.3.8.  
Applications to  
Add or Expand  
Light Industrial  
Areas**

Proposals to add or expand a Light Industrial area will be evaluated on the following basis:

Criteria	i) Compliance with the appropriate policies on permitted uses, location, design and operating criteria.
Traffic	ii) The potential impact of industrial traffic on residential areas.
Municipal Services	iii) The availability of utilities and sewer and water facilities to service the site.

- |                          |   |
|--------------------------|---|
| Compatibility            | iv) The compatibility of the proposed uses with existing and proposed uses in the surrounding area. |
| Transit                  | v) The availability of transit services to the site.  |
| Planning Impact Analysis | vi) Planning Impact Analysis as described in Section 7.6.   |

**7.4. OFFICE BUSINESS PARK**

*This land use designation will allow prestige industrial and office-based uses to locate in a "park-like" setting with uses of a similar quality and orientation. This designation will be applied to large land areas where a number of uses can be accommodated according to a comprehensive development plan. Office Business Parks will have the highest development standards of all industrial categories, and permitted uses within these areas should have negligible impacts on adjacent uses. It is intended that Office Business Parks will attract corporate administration and product development centres, research facilities, and advanced technology industries that are unlikely to have nuisance impacts on surrounding areas. The Office Business Park designation is intended to attract a limited range of firms and businesses, and for this reason it is not anticipated that there will be more than a few such areas designated in the Plan.*

**7.4.1. Main Permitted Uses**

Uses permitted within the Office Business Park designation include: research, development, and information processing establishments; corporate head offices or major branch offices; and light assembly and manufacturing activities for the production of high-value, high-technology products, provided such activities are conducted within enclosed buildings and have little or no impact on surrounding areas. Zoning on individual sites may not allow for the full range of permitted uses.

**7.4.2. Uses Permitted By Site Specific Zoning**

In addition to the uses permitted above, the following uses may be permitted through site specific zoning, subject to the criteria in Section 7.6. Planning Impact Analysis:

- i) personal services; eat-in restaurants; day care centres; and medical/dental offices and clinics; and financial institutions, which cater to the employees in the Office Business Park. Such uses shall be subject to floor area restrictions in the Zoning By-law;
- ii) private recreational facilities that cater to the employees in the Office Business Park; and
- iii) hotels or motels, provided that they meet all of the following criteria:
  - (a) they are located on an arterial road or freeway;
  - (b) they are located at, or near, the periphery of an Office

Business Park; and

(c) the results of a Planning Impact Analysis, as described in Section 7.6. indicate that there will be minimal impact on surrounding uses.

iv) Proposals to add new drive-through facilities shall require an amendment to the Zoning By-law, and consideration of the matters in Section 4.10 (Drive Through Facilities). (OPA #444 passed 2008/07/22)

**7.4.3.  
Operation  
Criteria**

Permitted uses within the Office Business Park designation shall:

- i) Create minimal noise, odour, smoke, or other evidence of industrial activity beyond the walls of the building in which the activity occurs.
- ii) Comply with Ministry of the Environment guidelines and standards and the City of London Waste Discharge By-law.
- iii) Function as a use or activity that would contribute to the prestige image of the Office Business Park.

**7.4.4.  
Location**

Proposals for an Office Business Park designation shall meet one or more of the following location criteria:

- i) The site will be situated in a high visibility area adjacent to a freeway or major arterial road.
- ii) The site will be in close proximity to the University of Western Ontario or Fanshawe College.
- iii) The natural features of the site will be conducive to the development of Business Park uses in a park-like setting.

**7.4.5.  
Area and Site  
Design Criteria**

Developments in the Office Business Park designation shall be subject to zoning and sign regulations and site plan control standards that will provide for the quality of development intended for this designation. These regulations and standards will address matters such as:

Site Configuration

i) The relationship of a proposed building to surrounding buildings and open space areas.

Scale and Form of Development

ii) The bulk and scale of buildings, and the extent to which their orientation, form, and siting help to achieve the objective of a park-like setting. Regulations to control the scale of development will include minimum lot sizes, maximum floor area ratios, building height restrictions, and landscaping requirements.

Signs

iii) The size and location of signs in the Office Business Park.

Limited Access

**7.4.6. Applications to Expand or Add Office Business Park Areas**

It is anticipated that a very limited number of Office Business Park designations will be created during the planning period. An application for an Official Plan amendment to create a new, or expand an existing, Office Business Park will be evaluated on the following basis:

- |                          |  |
|--------------------------|--|
| Criteria                 | i) Compliance with the appropriate policies on function, permitted use, location and design criteria.                  |
| Traffic                  | ii) The potential impact of Office Business Park traffic on residential areas.   |
| Municipal Services       | iii) The availability of utilities and sewer and water facilities to service the site.                                 |
| Compatibility            | iv) The compatibility of the Office Business Park development with existing and proposed uses in the surrounding area. |
| Transit                  | v) The availability of transit services to the site.   |
| Undeveloped Lands        | vi) The availability of undeveloped lands within existing Office Business Parks.                                       |
| Planning Impact Analysis | vii) Planning Impact Analysis as provided for in Section 7.6.  |

**7.5**  
(Section 7.5 added in OPA 606 – OMB PL150380 Issued Aug 2, 2016)

**TRANSITIONAL INDUSTRIAL**

The Transitional Industrial designation represents areas of the City that have limited ability to attract or retain industrial land development. The designation is intended to accommodate a shift in market demand from industrial to non-industrial uses over the long term, while allowing the existing uses and properties in this area to develop and evolve for Light Industrial uses over the shorter term. These lands are not considered to be employment lands under the Provincial Policy Statement, and are not included in the City’s inventory of industrial lands.

**7.5.1 Permitted Uses**

In addition to existing industrial uses, the primary permitted uses in the “Light Industrial” designation of the Official Plan shall be limited to light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration and noise levels. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor’s shops that do not involve open storage.

All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain a Certificate of Approval from the

Ministry of the Environment as required by the Environmental Protection Act and associated Regulations are not permitted. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.

**7.5.2  
Operation  
Criteria**

Permitted uses in the Transitional Industrial designation shall include those uses which are likely to have no, or minimal, adverse effect on surrounding uses in terms of noise, smoke, odour or visual appearance, and which can be located in close proximity to sensitive land uses.

Setback and mitigation measures as per the Ministry of the Environment's Compatibility Between Industrial Facilities and Sensitive Land Uses (D Series Guidelines) shall apply for new light industrial uses.

**7.5.3.  
Area and Site  
Design Criteria**

the following area and site design considerations:

Buffering

i) The Zoning and Site Plan Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, signage, landscaping along major entryways to the City and adjacent to residential areas.

Traffic

ii) Industrial traffic should be directed away from, and not through, residential areas.

Compatibility

iii) Separation, buffering, and landscaping may be required to provide visual compatibility among adjacent land uses.

Limited Access

iv) The number of access points from Transitional Industrial sites to arterial or primary collector roads should be limited to minimize disruption to traffic flows.

**7.5.4.  
Scale of  
Development**

The Zoning By-law may specify maximum building heights and site coverage so that the scale of new industrial development will have a minimal impact on any non-industrial uses in the surrounding area.

**7.6**  
(Section 7.6 added in  
OPA 606 – OMB  
PL150380 Issued Aug 2,  
2016)

**COMMERCIAL INDUSTRIAL**

The Commercial Industrial designation will accommodate commercial uses that do not fit well within the context of our commercial land use designations. These commercial uses will tend to be quasi-industrial, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse

components that don't integrate well within streetscapes and neighbourhoods. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial context. The Commercial Industrial designation will be located in automobile and truck dominated environments along arterial roads. These lands will not constitute employment areas for the purposes of the Provincial Policy Statement, and are not included in the City's inventory of industrial lands.

### **7.6.1 Permitted Uses**

Within the designation, the following uses will be permitted:

1. Commercial uses that do not fit well within the context of our commercial land use designations, due to their planning impacts, may be permitted. Such impacts may stem from:
  - a. Large outdoor storage areas.
  - b. Impound areas.
  - c. Large warehouse or components.
  - d. Storage, display, or parking of heavy equipment.
  - e. Noise, vibration or emission impacts that exceed those that are expected within a commercial context.
  - f. Large volumes of regular truck traffic.
  - g. Large structures that may have a negative visual impact, such as domes or large out-buildings.
2. Commercial recreation, places of assembly and places of worship may be permitted where appropriate.
3. Commercial uses intended for the commercial land use designations will not be permitted.
4. Commercial uses that are sensitive to noise, vibration, emissions, the visual impact of outdoor storage, and the other potential impacts that may be generated by uses in this designation will not be permitted.
5. A very limited amount of small-scale retail and service uses may be permitted in these areas to serve those that work in this designation or surrounding employment areas. Such uses will be located on the periphery of the designation, adjacent to an arterial road.
6. A limited range of light industrial uses may be permitted that are compatible with the commercial uses permitted in this designation.

The full range of uses described above will not necessarily be permitted on all sites with the Commercial Industrial designation.

### **7.6.2 Operation Criteria**

Permitted uses in the Commercial Industrial designation shall include those uses which are likely to have no, or minimal, adverse effect on surrounding uses in terms of noise, smoke, odour or visual appearance, and which can be located in close proximity to sensitive land uses.

Setback and mitigation measures as per the Ministry of the Environment's Compatibility Between Industrial Facilities and Sensitive Land Uses (D Series Guidelines) shall apply for new light industrial uses.

**7.6.3.  
Area and Site  
Design Criteria**

The development of Transitional Industrial areas will be subject to the following area and site design considerations:

Buffering

i) The Zoning and Site Plan Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, signage, landscaping along major entryways to the City and adjacent to residential areas.

Traffic

ii) Industrial traffic should be directed away from, and not through, residential areas.

Compatibility

iii) Separation, buffering, and landscaping may be required to provide visual compatibility among adjacent land uses.

Limited Access

iv) The number of access points from Transitional Industrial sites to arterial or primary collector roads should be limited to minimize disruption to traffic flows.

**7.6.4.  
Scale of  
Development**

The Zoning By-law may specify maximum building heights and site coverage so that the scale of new commercial industrial development will have a minimal impact on any non-industrial uses in the surrounding area.

**7.7.**

**GENERAL PROVISIONS APPLICABLE TO ALL INDUSTRIAL USES**

**7.7.1.  
Location of  
Industry Outside  
Industrial Parks**

Future industries will be encouraged to locate in planned industrial parks, except where it can be demonstrated that the use is not suitable for an industrial park, or the use has location or site area requirements that cannot be met in industrial park sites.

**7.7.2.  
Municipal  
Initiatives to  
Industrial  
Development**

Council may develop municipally-owned industrial parks to meet the demands of industries locating or expanding in London. Council may also consider, as the need arises, other incentives which could be used to attract industrial development to the City.

**7.7.3.  
Ancillary Retail  
Outlet**

A retail outlet may be allowed in connection with a permitted industrial use provided the retail component is clearly ancillary to the industrial use of the property, is carried on within the main building of the industrial use, and does not generate traffic or parking that may have an adverse impact on

adjacent properties. Goods sold in the retail outlet do not have to be produced on site but must be related to the permitted industrial use. The Zoning By-law shall contain regulations to limit the kinds of activities to be allowed as ancillary retail uses and the size of the retail use and to require the provision of parking facilities.

(Subsection 7.5.3 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

**7.7.4.  
Servicing of  
Development**

Development within Industrial land use designations will occur on full municipal services. Notwithstanding this intent, Council may permit lands designated for industrial use before they were annexed to the City of London on January 1, 1993 to develop on an individual on-site wastewater treatment system subject to:

- i) the policies of Section 17.2 which limit uses to those of a "dry" nature; and
- ii) lands subject to the policy shall be placed in a holding zone limiting the range of uses to those of a "dry" nature until such time as municipal services are available and the holding provision is lifted.

(Subsection 7.5.4 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

**7.8.**

**PLANNING IMPACT ANALYSIS**

**7.8.1.  
Purpose**

Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or zone change, to determine the appropriateness of a proposed change in land use and to identify ways of reducing any adverse impacts on surrounding uses. Planning Impact Analysis is intended to document the majority of criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may be considered.

(Sec. 7.6.1. amended by OPA 438 Dec. 17/09)

**7.8.2.  
Scope of  
Planning Impact  
Analysis**

Planning Impact Analysis will be undertaken by municipal staff and will provide for participation by the public in accordance with the provisions for Official Plan amendments and/or zone change applications as described in Section 19.12. of this Plan.

Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change. Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change.

(Sec. 7.6.1. amended by OPA 438 Dec. 17/09)

**General  
Proposals**

- i) Where an Official Plan amendment and/or zone change application is for a general change in land use and does not relate to a specific development proposal, or where site specific information on the future development of the site is not required, all or some of the following criteria may be considered:

- (a) compatibility of proposed uses with surrounding land

uses, and the likely impact of the proposed development on present and future land uses;

- (b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to provide adequate services for industrial development;
- (c) the supply of vacant land in the area which is already designated and/or zoned for the proposed use;
- (d) the location of any proposal for industrial development where there is good access to arterial roads and/or rail lines;
- (e) impacts of the proposed change on the transportation system, including transit; and  
(Clause (e) added by OPA 438 Dec. 17/09)
- (f) For non-industrial uses within industrial designations the potential of the proposed uses to deter future industrial development; and, (OPA 578)
- (g) Secondary uses which may be considered as sensitive land uses are not to be located within 300m of an area designated General Industrial and are located on either a primary collector or arterial road. (OPA 578)

Site Specific Proposals

- ii) Where an Official Plan amendment and/or zone change is for a specific development proposal, or where more site specific detailed information on the type and nature of future development is required, all, or some of the following criteria may be considered:
  - (a) all of the criteria listed in policy 7.6.1. i) of the Plan;
  - (b) compliance with Ministry of the Environment standards and guidelines and the City's Waste Discharge By-law, relating to the compatibility of the proposed use with existing uses; and the potential impact of any noise, odour or other emissions on surrounding land uses;
  - (c) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;
  - (d) the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
  - (e) the location of vehicular access points and their compliance with the City's road access policies and Site

Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;

- (f) the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;
- (g) the potential impact of the proposed development on surrounding natural features and heritage resources;
- (h) compliance of the proposed development with the provisions of the City's Official Plan and Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and
- (i) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

**7.8.3. Information Required**

An applicant for a proposed change in land use may be required to provide information and details on the development and its likely impacts, for the purposes of assisting the City in undertaking Planning Impact Analysis.

**7.9.**

**SECONDARY PLANS**

**7.9.1. Secondary Plans**

In recognition and support of industrial activities in established industrial areas, Council may direct that secondary plans be undertaken as described in Section 19.2 to determine improvements or changes which will assist in either the preservation or conversion of these areas. In addition to other matters, area studies may examine:

(Subsection 7.7.1 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

- |                    |   |
|--------------------|---|
| Municipal Services | i) The adequacy of municipal infrastructure such as roads, sidewalks, and storm and sanitary sewer systems in the area to accommodate industrial development. |
| Traffic            | ii) Traffic circulation patterns and any problems related to access, on- and off-street parking, and loading facilities relating to industrial development.   |
| Site Requirements  | iii) The appropriateness of municipal parking, lot coverage, and yard requirements for industrial uses in a particular area.                                  |
| Alternative Uses   | iv) Alternative uses for particular buildings or properties for industrial areas which are in transition.   |
| Integration        | v) The effect on the overall character and quality of a neighbourhood from the integration between industrial and non-industrial uses.                        |
| Encroachment       | vi) Problems associated with the encroachment of non-industrial uses  |

into the industrial area, and vice versa.

Existing Industrial Areas      vii)      An evaluation of other industrial areas to determine an appropriate range of land uses and regulations for any specific area.

**7.9.2.  
Preservation of  
Older Industrial  
Buildings**

In established industrial areas the renovation and rehabilitation of older industrial buildings for new industrial uses which are compatible with surrounding land uses shall be encouraged. Council may consider amendments to the Zoning By-law on a site specific basis to allow for developments which improve the efficiency and character of the industrial building and area, but which would not otherwise be permitted.