

Bill No. 69  
2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to modify  
Section 2, Section 4, Section 5, Section 6,  
Section 7, and Section 8

WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_ this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Section 2 is amended by revising the existing definition for 'Additional Residential Unit' and replacing it with the following:

“ADDITIONAL RESIDENTIAL UNIT” means a dwelling unit permitted in addition to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof. The creation of additional residential unit(s) does not change the primary dwelling into any other type of residential building. (Z.-1-212896 deleted and replaced by Z.-1-233111)

2. Section 2 is amended by adding definition for 'Detached Additional Residential Unit' to include the following:

“DETACHED ADDITIONAL RESIDENTIAL UNIT” means a dwelling unit located within an accessory building permitted in addition to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof. The creation of additional residential unit(s) does not change the primary dwelling into any other type of residential building. (Z.-1-212896 deleted and replaced by Z.-1-233111)

3. Section 2, Figure 2 is amended by modifying the note to clarify relevance to accessory buildings that include additional residential unit(s) and replacing it with:

NOTE: THE ABOVE ILLUSTRATIONS ARE FOR CLARIFICATION AND CONVENIENCE ONLY AND DO NOT FORM PART OF THIS BY-LAW. PLEASE ALSO REFER TO THE DEFINITIONS AND GENERAL PROVISIONS OF THIS BY-LAW. THESE ILLUSTRATIONS DO NOT APPLY TO ACCESSORY BUILDINGS EXCEPT FOR ACCESSORY BUILDINGS THAT INCLUDE ADDITIONAL RESIDENTIAL UNIT(S).

4. Section 4.1 is amended by adding a section pointer clause under 4.1.7 to include the following:

7) Detached Additional Residential Units will not be subject to the general provisions subsections 4.1(2), 4.1(3), or 4.1(4), but rather, shall comply with the provisions of Section 4.37 (Additional Residential Units) of this By-law.

5. Section 4.19 is amended by adding a provision to permit front yard parking when an attached garage has been converted under 4.19.4c(c) to include the following:

(c) Notwithstanding 4.19 4) c) (b) above, where an attached garage is converted to habitable space for the purpose of additional residential unit(s), front yard parking may be permitted in the location of the existing driveway leading to the former parking space(s) within the garage, and shall not be widened beyond that location.

6. Section 4.26 is amended by adding additional residential units and defining permitted zones to include the following:

Additional Residential Units	All Zones except for any Agricultural (AG) Zone, Urban Reserve (UR) Zone, Open Space (OS) Zone, Light Industrial (LI) Zone, General Industrial (GI) Zone, Heavy Industrial (HI) Zone, Environmental Review (ER) Zone	4.37
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7. Section 4.37 is amended by revising 4.37.1 to define permitted zones and permit duplex, triplex, and converted dwellings and replacing it with the following:

1) Permitted Zones

Additional residential units shall be permitted within any zone, except for an Agricultural (AG) Zone, Urban Reserve (UR) Zone, Open Space (OS) Zone, Light Industrial (LI) Zone, General Industrial (GI) Zone, Heavy Industrial (HI) Zone, or Environmental Review (ER) Zone in association with the following uses, if permitted:

- a. Single detached dwellings
- b. Semi-detached dwellings
- c. Street townhouse dwellings
- d. Duplex dwellings
- e. Triplex dwellings
- f. Converted dwellings

8. Section 4.37 is amended by revising 4.37.2 to remove number of ARUs permitted within an accessory building and include reference to a four unit per lot maximum and replacing it with the following:

2) Number of Additional Residential Units per Lot

A maximum of three (3) additional residential units shall be permitted up to a total combined maximum of four (4) dwelling units per lot.

9. Section 4.37.4 is amended by deleting the current subsection and replacing it with the following:

4) Detached Additional Residential Units

a. A maximum of two (2) additional residential units on a lot may be permitted within a maximum of one (1) accessory building per lot.

b. A detached additional residential unit may only be permitted in the rear yard or interior side yard.

c. The height of an accessory building containing additional residential unit(s) shall be measured in accordance with the definition of "Building Height" in Section 2 of this By-law and shall not exceed 6.0 metres (19.7 feet).

d. A minimum rear yard setback of 3.0 metres (9.8 feet) shall apply.

e. The interior side yard setback shall be the greater of:

1. The underlying zone, or
2. 1.2 metres (3.94 feet), except where windows are facing a shared lot line 3.0 metres (9.8 feet) shall apply

f. A detached additional residential unit shall be part of the maximum coverage for the underlying zone, where applicable.

g. A detached additional residential unit shall be connected to municipal services.

10. Section 5, Table 5.3 is amended by adding a defined maximum number of units per lot to all R1 zone variations to include the following:

19	NUMBER OF UNITS PER LOT MAXIMUM	4
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11. Section 6, Table 6.3 is amended by revising the maximum number of units per lot for all R2 zone variations to include the following:

17	NUMBER OF UNITS PER LOT MAXIMUM	4
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12. Section 7, Table 7.3 is amended by revising the maximum number of units per lot for all R3 zone variations, except converted dwellings in R3-1, R3-2, and R3-3, to include the following:

Residential Type	Single Detached			Semi-Detached			Duplex			Triplexes and Fourplexes			Converted			Single Detached	Semi-Detached	Duplex	Triplex	Converted
	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R					
Zone Variations	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	R3-4				
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3					
Number of Units Per Lot Maximum	4												See Section 7.3(3)			4				

13. Section 8, Table 8.3 is amended by adding a defined maximum number of units per lot for all R4 zone variations to include the following:

Number of Units per Lot Maximum	4
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14. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

15. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on February 13, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – February 13, 2024  
Second Reading – February 13, 2024  
Third Reading – February 13, 2024