

Bill No. 212
2014

By-law No. C.P.-1284(ug)-__

A by-law to amend the Official Plan for the City of London, 1989 relating to Policy 19.15.4. Vacant Land Condominiums.

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

1. Amendment No. ____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on April 15, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – April 15, 2014
Second Reading – April 15, 2014
Third Reading – April 15, 2014

AMENDMENT NO. _____

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To amend a policy in Section 19.15.4. of the Official Plan for the City of London to better reflect the provisions of the Condominium Act.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to all lands in the City of London.

C. BASIS OF THE AMENDMENT

The proposed Official Plan amendment will more closely mirror the prohibitions and requirements as set out in the Condominium Act for Vacant Land Condominiums, such as prohibiting any units above or below another unit, ensuring only one dwelling per unit, and not permitting construction of multiple attached dwellings to occur prior to registration of the Plan of Condominium. These changes will help to facilitate multiple attached dwellings within Vacant Land Condominiums. The proposed change represents good planning and provides greater flexibility for builders, and the consumer.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Section 19.15.4. Vacant Land Condominiums of the Official Plan for the City of London is amended by deleting sub bullets iii) and iv) and replacing them with the following:

iii) Proposals for vacant land condominiums which will result in units above or below any other unit will not be supported;

iv) Only one dwelling will be permitted per unit;

v) At the time of registration, structures cannot cross unit boundaries;

vi) The registration of a proposed development as more than one vacant land condominium corporation may be permitted if the proposal is supportive of comprehensive development and planning goals. The minimum number of units to be included in each condominium corporation shall be more than adequate to allow for the reasonable, independent operation of the condominium corporation.