

Bill No. 223  
2014

By-law No. Z.-1-14\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to apply to all lands within the City of London for the purpose of regulating vacant land condominiums.

WHEREAS **Sifton Properties Limited** has applied to amend the provisions related to Vacant Land Condominiums which may be applied to all lands within the City of London.;

AND 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 Definitions to By-law No. Z.-1 is amended by deleting and replacing "UNIT IN A VACANT LAND CONDOMINIUM" with the following:

"UNIT IN A VACANT LAND CONDOMINIUM" means a parcel of land within a vacant land condominium for the purpose of constructing one dwelling."

2. Section 9.3 R5 Zone Regulations is amended by adding the following sub-bullet:

"3) For the purposes of the R5 Zone variations, only one townhouse dwelling is permitted to be constructed on a unit in a Vacant Land Condominium.

No townhouse dwellings are permitted to be constructed within a proposed Vacant Land Condominium until after registration of the plan of condominium has occurred."

3. Section 10.3 R6 Zone Regulations is amended by deleting sub bullet 2) and replacing it with the following:

"2) Only one dwelling is permitted to be constructed on a unit in a Vacant Land Condominium.

No dwellings are permitted to be constructed within a proposed Vacant Land Condominium until after registration of the plan of condominium has occurred, except for a single detached dwelling.

No attached dwellings are permitted to be constructed within a proposed Vacant Land Condominium until after registration of the plan of condominium has occurred. "

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

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