

Bill No. 81
2012

By-law No. Z.-1-122078

A by-law to amend By-law No. Z.-1 to amend Section 3
and Section 4.

WHEREAS the **City of London** has determined amendments to Section 3 and Section 4 of By-law Z-1, as set out below are required;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Section Number 3.8 of the Holding (h) Zones of By-law No. Z.-1 is amended as follows:

Subsection a) "h" is amended by deleting "Permitted Interim Uses. Existing Uses" and replacing it with the following:

"Permitted Interim Uses: Existing uses and/or Model Homes in accordance with Section 4.5(2) of this By-law."

2. Section Number 3.8 of the Holding (h) Zones of By-law No. Z.-1 is amended by deleting and replacing Subsection wwww) h-100 with the following:

"wwww) h-100 Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.

Permitted Interim Uses: A maximum of 80 residential units"

3. Section 4.5(2) is amended by deleting 4.5(2) b) and 4.5 (2) c) and adding the following:

"b) site servicing may be permitted for model homes in accordance with the requirements of the Chief Building Official prior to the registration of the plan of subdivision;

c) the number of model homes for any phase of a draft approved plan of subdivision shall not exceed the lesser of ten (10) dwelling units or ten per cent (10%) of the total number of lots of the phase; and,

d) the number of model homes for any draft approved plan of subdivision shall not exceed the lesser of ten (10) dwelling units or ten per cent (10%) of the total number of lots."

4. 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.

5. 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 January 31, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - January 31, 2012
Second Reading - January 31, 2012
Third Reading - January 31, 2012