

By-law No. Z.-1-16 \_\_\_\_\_

A by-law to amend By-law Z.-1 to delete "Section 1.3 – Deemed Conformity of Uses and Compliance with Regulations" and replace with "Section 1.3 – Non-Conforming Uses" and replace related references to Section 1.3.

WHEREAS the City of London has applied to amend Zoning By-law Z.-1 to delete "Section 1.3 – Deemed Conformity of Uses and Compliance with Regulations" and replace with "Section 1.3 – Non-Conforming Uses", and amend related references to Section 1.3 in accordance with the amendment to Section 1.3;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Section 1.3 – Deemed Conformity of Uses and Compliance with Regulations to By-law No. Z.-1 is amended by being deleted in its entirety and replaced by adding the following:

### **1.3 NON-CONFORMING USES**

- (a) Nothing in this by-law applies to prevent the use of any land, building or structure for any purpose prohibited by the zoning by-law if such land, building or structure was lawfully used for such purposes on the day of the passing of this zoning by-law, so long as it continues to be used for that purpose; or
- (b) Nothing in this by-law applies to prevent the erection or use for a purpose prohibited by the by-law of any building or structure for which a permit has been issued under subsection 8(1) of the Building Code Act, 1992, prior to the day of the passing of the by-law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under subsection 8(10) of the Building Code Act, 1992.

2. Section Number 4.16(1) to By-law No. Z.-1 is amended by deleting "Section 1.3 (Deemed Conformity of Uses and Compliance with Regulations)" and replacing it with "Section 1.3 (Non-Conforming Uses)".

3. Section Number 45.3(2) to By-law No. Z.-1 is amended by deleting "Legal Conforming Provisions in Section 1.3 (Deemed Conformity of Uses and Compliance with Regulations)" and replacing it with "Non-Conforming Provisions in Section 1.3 (Non-Conforming Uses)".

4. This By-law shall come into force and be deemed to come into force 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 September 27, 2016.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk