

Bill No. 33
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to make changes to allow the growing of food within the City's urban growth boundary.

WHEREAS the City of London has initiated a review of London Plan and Zoning By-law Z-1 policies and regulations within the urban growth boundary;

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) Amend Section 2 (Definitions) by deleting the existing definition of a "Greenhouse" and replacing it with the following definition:

"GREENHOUSE" means a building or structure used for the growing of plants, shrubs, trees and similar vegetation constructed primarily from a translucent or semitranslucent building material."
- 2) Amend Section 4.1 4) (Accessory Uses/Lot Requirements or Location) by adding the following additional clause;
j) Greenhouses shall comply with the provisions of Section 4.38 (Urban Agriculture) of this By-law.
- 3) Amend Section 4.4 (Building Additions) by adding a new sub-section at the end of the section as follows:
Shipping Containers used in association with *Urban Agriculture* shall also comply with the provisions of Subsection 4.38 (Urban Agriculture) of this By-law.
- 4) Amend Section 4.26 (Uses Permitted in All Zones) to add:

Use	Zones Permitted	Governing General Provisions Section
<i>Urban Agriculture</i>	All Zones with the exception of the Agricultural (AG) Zones, the Open Space (OS4) Zone, the Open Space (OS5) Zone and the Environmental Review (ER) Zone.	4.38

- 5) Add a new "Section 4.38 AGRICULTURE USES, URBAN" as follows:

URBAN AGRICULTURE

- 1) An *Urban Agriculture* use permitted in accordance with Section 4.26 will be limited to growing, harvesting, cleaning, packaging, and storing of the food that is grown on-site. Other activities such as processing, distribution, outdoor storage, or retail sales may only be permitted where *Urban Agriculture* is identified as a permitted use in the applicable Zone.
- 2) A *Greenhouse* may be permitted for the growing of food in association with an *Urban Agricultural* use.
- 3) A *Greenhouse* used for the growing of food in association with an *Urban*

Agriculture use may be treated as a primary or an accessory building. Where treated as an accessory building a Greenhouse shall comply with the regulations in Section 4.1 (Accessory Uses) of this By-law except for the following:

- a) Greenhouses shall not be located in the front or exterior side yard.
 - b) Notwithstanding Section 4.1.2), only 50% of the greenhouse area shall be counted towards the calculation of lot coverage.
- 4) A *Shipping Container* may be used in association with an *Urban Agriculture* use exclusively for the growing of food and shall be subject to the provisions of Section 4.4 (Building Additions), except that they shall not be permitted in any exclusively residential zone.
- 5) A *Shipping Container* used in association with an *Urban Agricultural* use shall be subject to all regulations of the applicable zone and the provisions of Section 4.4 (Building Additions) and the following additional regulation:
- a) Shipping Containers used in association with an *Urban Agriculture* use shall not be located in the front or exterior side yard.

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.

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 December 7, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 7, 2021
Second Reading – December 7, 2021
Third Reading – December 7, 2021