

Bill No. 135
2023

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 relating to the h-5 and h-217 Holding Zones to exempt Public Site Plan Meetings for residential developments of 10 or fewer units, as per Bill 23, *More Homes, Built Faster Act, 2022*.

WHEREAS the Corporation of the City of London has applied to amend the h-5 and h-217 Holding Zones, as set out below;

AND WHEREAS this zoning by-law amendment conforms to the Official Plan;

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

- 1) Section 3.8 Holding "h" Zones of the Zoning By-law is amended by deleting the existing h-5 Holding Zone and replacing it with the following:

h-5

Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol. Notwithstanding this, residential developments of 10 or fewer units are exempt from Public Site Plan Meetings, as per Bill 23, *More Homes Built Faster Act, 2022*.

Permitted Interim Uses: Residential Developments of 10 units or fewer.

- 2) Section 3.8 Holding "h" Zones of the Zoning By-law is amended by deleting the existing h-217 Holding Zone and replacing it with the following:

h-217

Purpose: To ensure that residential development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-_" symbol.

Permitted Interim Uses: Residential Developments of 10 units or fewer

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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on April 25, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 25, 2023
Second Reading – April 25, 2023
Third Reading – April 25, 2023