

Attachment-2

Proposed Zoning By-law Amendment

1.3 Transition provisions

1.3.1 Transition clauses

1. Except as otherwise provided herein, the provisions of this section expire and are repealed effective two years after the effective date of this by-law.
2. The relief provided by Section 1.3.1 of this by-law shall not continue beyond the issuance of a permit, approval, or agreement upon which the exemption is founded, unless otherwise provided for in this by-law. Once the permit, approval, or agreement has been granted in accordance with Section 1.3.1, the provisions of any other applicable Zoning By-law, except for this by-law, shall cease to be in effect.
 - a) Building permit applications
 - i) Nothing in this by-law shall prevent the erection or use of a building or structure for which an application for a building permit was accepted on or prior to the effective date of this by-law, if the development in question complies, or the building permit application for the development is amended to comply, with the provisions of the applicable Zoning By-law as it read on the day before the effective date of this by-law.
 - b) Site plan approval applications
 - i) Nothing in this by-law shall prevent the erection or use of a building or structure for which a complete application for site plan approval under Section 41 of the Planning Act was deemed complete on or prior to the effective date of this by-law provided that:
 - A. Both
 - the development to which is the subject of the application for site plan approval referenced in section 1.3.1 (b) applies, and
 - the building permit application for the said development complies with the approved site plan and the provisions of the applicable Zoning By-law as it read on the day before the effective date of this by-law; and

- B. The building permit application referenced in Section 1.3.1 (b) (A) is accepted within 90 days of Site Plan Approval, and
- a) in the case of a building permit application for development referenced in Section 1.3.1 (b) (A) which has multiple building phases, the building permit application for the first building phase has been accepted within 90 days of Site Plan Approval, to a maximum of two years after the effective date of this by-law, and the building permit application or applications, for any subsequent building phase, or phases, has been accepted within five years of the effective date of this by-law;
 - b) For the following properties, with site plan applications that were deemed complete prior to the effective date of this by-law, where building permit applications are submitted prior to July 15, 2027, otherwise in keeping with the transition policies of Section 1.3.1 (b):
 - 53 Speedvale Avenue West (10-storey apartment building)
 - 55 Cityview Drive North Block 130 (stacked and cluster townhouses)
 - 55 Cityview Drive North Block 132 (stacked townhouses)
 - 77 Victoria Road North (stacked townhouses)
 - 78 Eastview Road (apartment and cluster townhouses)
 - 108 Cassino Drive (stacked and cluster townhouses)
 - 210 Hanlon Creek Boulevard (warehouse and office)
 - 367 Woodlawn Road West (commercial mall)
 - 391 Victoria Road North (daycare)
 - 400 Elizabeth Street (building addition, industrial mall)
 - 520 Speedvale Avenue East (stacked townhouses)
 - 698 Woolwich Street (vehicle service station and service commercial mall)
 - 760-782 Woolwich Street (cemetery expansion and crematorium)
 - 842 Woolwich Street (apartment block)
 - 1373 Gordon Street (7 storey mixed use building)
 - c) in all other cases, to a maximum of two years after the effective date of this by-law.

- ii) Notwithstanding Section 1.3.1(3)(b)(i), if the site plan application was approved prior to the effective date of this by-law, nothing shall prevent the erection or use of the building or structure in the approved site plan application for which an application for a building permit was accepted within two years after the effective date of this by-law.