



NOTICE OF MAJOR PLANNING INITIATIVE



RETHINK ZONING

New Comprehensive Zoning By-law

What is Proposed?

File: Z-26114

- A new Zoning By-law for the City of London.
- ReThink Zoning is the initiative to modernize and replace the existing [Zoning By-law No. Z.-1](#).
- Developing a new zoning by-law is necessary to implement the City's Official Plan vision as approved in The London Plan.
- A draft of the new Zoning By-law is now available for review.

LEARN MORE & PROVIDE INPUT

Please visit the City's website to review the first draft here at:

[ReThink Zoning | Get Involved London](#) and provide comments by October 30, 2026

For more information and/or to provide comments:

Justin Adema
Senior Manager, Long Range Planning
Email: jadema@london.ca

Jeff Shaughnessy
Manager, Planning Policy
Email: jshaughn@london.ca

You may also discuss any concerns you have with your Ward Councillor:

Please find your ward Councillor here: [City Council | City of London](#)

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Project Details

The City of London has initiated an application to repeal and replace Zoning By-law Z.-1 with a new comprehensive Zoning By-law prepared through the ReThink Zoning project. The proposed Zoning By-law will apply to all lands within the municipal boundary of the City of London. The purpose and effect of the proposed Zoning By-law is to implement The London Plan and establish a contemporary, city-wide zoning framework. The proposed By-law may introduce changes to permitted uses, building heights and forms, lot and yard requirements, parking requirements, and other development standards. As a result, the proposed changes may affect how properties throughout the City, including your property and neighbouring properties, may be used or developed in the future.

ReThink Zoning is currently at the first-draft stage. The September 2026 draft Zoning By-law and associated mapping are available for public review and comment.

How Can You Participate in the Planning Process?

You have received this Notice because the City is looking to replace the Zoning by-law Z.-1. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision-making process are summarized below.

See More Information

The London Plan and the new Draft Zoning By-law are available for review at [September Draft Zoning Bylaw.pdf](#)

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at <https://getinvolved.london.ca/rethink-zoning>
- Opportunities to view materials in-person by appointment can be arranged through the Project Planner.

Reply to this Notice of Application

We are inviting your comments on the new Draft Zoning By-law, at this time, so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Please provide your comment by October 30, 2026 to the planners listed on the first page of this Notice.

Right to Appeal to the Ontario Land Tribunal*

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make written submissions to the City of London before the proposed by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

*Please see the Planning Act for updated appeal requirements.

Notice of Collection of Personal Information

Personal information collected and recorded through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their review of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Questions about this collection should be referred to the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca, to request any of these services.