

Bill No. 204  
2023

By-law No. Z.-1-23\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone lands located at 954  
Gainsborough Road.

WHEREAS Royal Premier Homes has applied to rezone lands located at 954 Gainsborough Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 954 Gainsborough as shown on the attached map comprising part of Key Map No. A101, from a Urban Reserve (UR3), Holding Urban Reserve (h-2\*UR3) and Open Space (OS5) Zone to a Holding Residential R4 Special Provision (h\*h-100\*R4-5( )) Zone, Holding Residential R5 (h\*h-100\*R5-5) Zone and a Holding Residential R9 Special Provision Zone (h\*h-100\*R9-7(\_)).

2) Section Number 8.4 of the Residential R4-5 Zone is amended by adding the following Special Provisions:

R4-5(_)	954 Gainsborough Road
a)	Regulations:
i)	Front Yard Depth for Main Building (Minimum) 3.0 metres (9.84 feet)
ii)	Front Yard Depth for Garage (Minimum) 6.0 metres (19.68 feet)
iii)	Lot Coverage (Maximum) 46%

3) Section Number 13.4 of the Residential R9-7 Zone is amended by adding the following Special Provisions:

R9-7(_)	954 Gainsborough Road
a)	Regulations:
i)	Front Yard Depth (Minimum) 4.3 metres (14.1 feet)
ii)	Rear Yard Depth (Minimum) 4 metres (13.1 feet)
iii)	Interior Side Yard Depth (Minimum) 7 metres (22.9 feet)
iv)	Exterior Side Yard Depth (Minimum) 1.5 metres (4.92 feet)
	Not withstanding Section 4.27 of this By-law.
v)	Height (Maximum) 6 Storeys

vi) Density  
(Maximum)

276 unit per hectare

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.

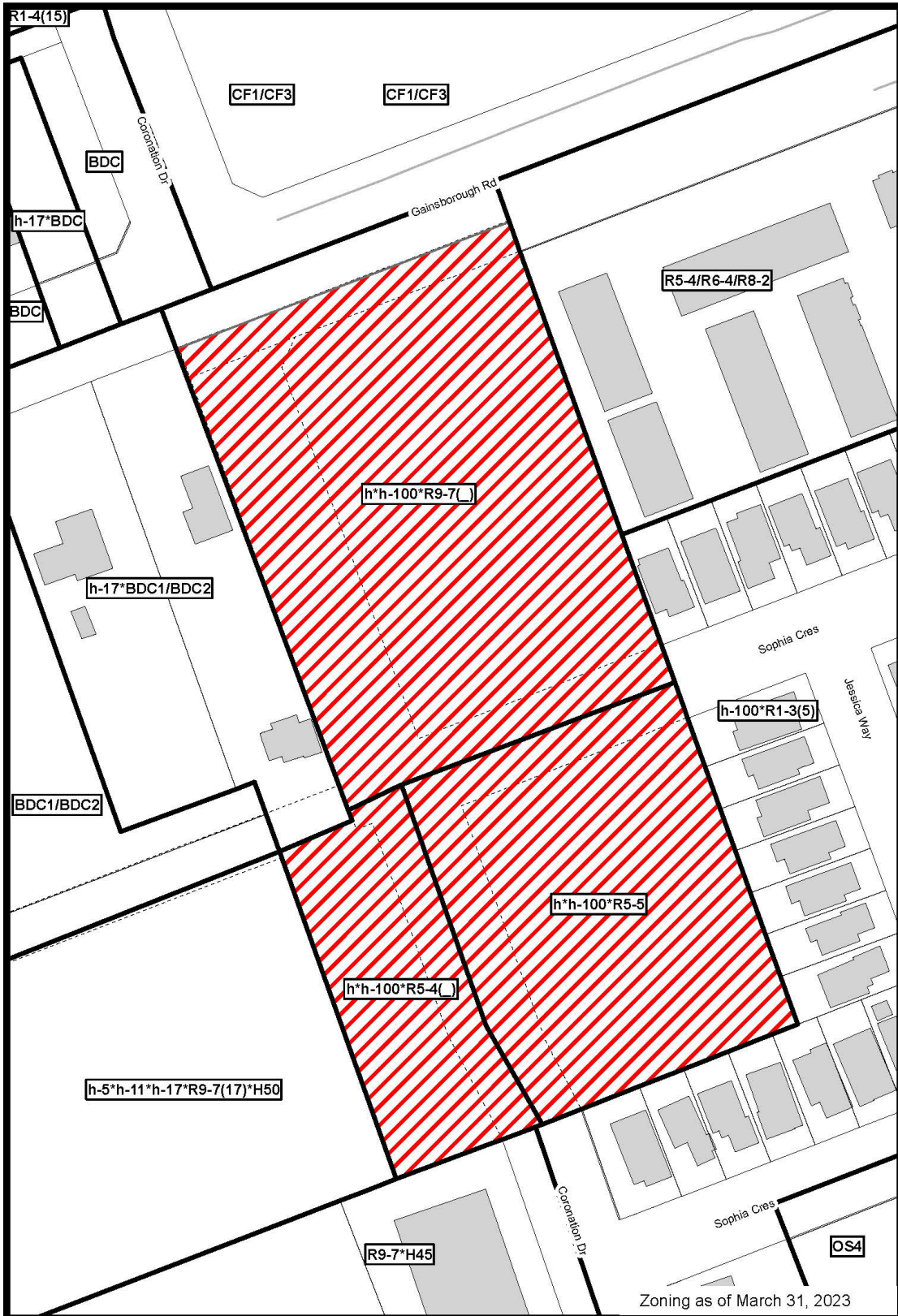
PASSED in Open Council on June 27, 2023.


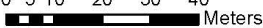

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 27, 2023  
Second Reading – June 27, 2023  
Third Reading – June 27, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: 39T-22501                  Planner: AC                  Date Prepared: 2023/4/25                  Technician: JI                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,200</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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