Bill No. 246 2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 165-167 Egerton Street

WHEREAS this amendment to the Zoning By-law Z.-1 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 165-167 Egerton Street, as shown on the <u>attached</u> map comprising part of Key Map No. A108, **FROM** a Residential R2 (R2-2) Zone **TO** a Residential R5 Special Provision (R5-5()) Zone.
- 2. Section Number 9.4 of the Residential R5 (R5-5) Zone is amended by adding the following Special Provisions:

R5-5(_) 165-167 Egerton Street

- a. Permitted Uses
 - i) Existing Single Detached Dwellings
 - ii) Cluster Townhouse Dwellings
- b. Regulations for Existing Single Detached Dwellings
 - i) Front Yard Depth 0.7 metres (2.2 feet) (minimum)
 - ii) Interior Side Yard Depth 1.2 metres (3.9 feet) (minimum)
- c. Regulations for Cluster Townhouse Dwellings
 - i) Separation Distance for New Development from the Existing Single Detached Dwellings on the Same Lot (minimum)
- 3. 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.
- 4. This Amendment shall come into effect in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P13, either upon the date of the passage of this bylaw or as otherwise provided by the said section.

PASSED in Open Council on July 25, 2023 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan Mayor

Michael Schulthess City Clerk

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

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

