

Bill No. 247
2023

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

A by-law to amend By-law No. Z.-1 to rezone
lands located at 146 Exeter Road

WHEREAS 1103125 Ontario Inc. has applied to rezone lands located at
146 Exeter Road, as shown on the map attached to this by-law, as set out below;

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 146 Exeter Road as shown on the attached map
comprising part of Key Map No. A111, from a Urban Reserve UR6 Zone and Holding
Light Industrial h-17*LI3 Zone to a Holding Residential R1 Special Provision R1 (h*h-
100*R1-13(7)), Holding Residential Special Provision R4 (h*h-100*h-198*R4-4(2)),
Holding Residential Special Provision R5/R6 (h*h-100*h-198*R5-4()/R6-5()), Holding
Restricted Service Commercial Special Provision/ Arterial Commercial Special Provision
h/RSC1/RSC2()/RSC3(16)/RSC4(14)/RSC5(16)/(AC4()), Open Space (OS1), Open
Space (OS5), Open Space Special Provision (OS5()) and Urban Reserve (UR4) Zone
on the proposed Draft Plan of Subdivision.

2. Section Number 9.4 of the Residential R5-4 Zone is amended by adding
the following Special Provisions:

R5-4()	146 Exeter Road
a.	Regulations:
i)	Front Yard Depth (Minimum Arterial Road) 1.0 metres (3.28 feet) (Maximum Arterial Road) 4.5 metres (19.68 feet)
ii)	Height (Maximum) 14 metres (45.9 feet)
iii)	Density (Minimum) 30 units per hectare (Maximum) 75 units per hectare
iv)	Outdoor Amenity Space (Minimum) 5 square metres

3. Section Number 10.4 of the Residential R6-5 Zone is amended by adding
the following Special Provisions:

R6-5()	146 Exeter Road
a.	Regulations:
i)	Front Yard Depth (Minimum Arterial Road) 1.0 metres (3.28 feet) (Maximum Arterial Road) 4.5 metres (19.68 feet)
ii)	Height (Maximum) 14 metres (45.9 feet)
iii)	Density (Minimum) 30 units per hectare (Maximum) 75 units per hectare
iv)	Outdoor Amenity Space 5 sq. m.

(Minimum)

4. Section Number 26.4 of the Arterial Commercial AC4 Zone is amended by adding the following Special Provisions:

- AC4() 146 Exeter Road
- a. Prohibited Uses:
 - i) Residential Uses

5. Section Number 28.4 of the Restricted Service Commercial RSC2 Zone is amended by adding the following Special Provisions:

- RSC2() 146 Exeter Road
- a. Prohibited Uses:
 - i) Dry cleaning and Laundry Depots

6. Section Number 36.4 of the Open Space 5 Zone is amended by adding the following Special Provisions:

- OS5() 146 Exeter Road
- a. Regulations:
 - i) Minimum Lot Area (min) 1500 sq. m.
(Minimum)

7. 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.

8. 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.

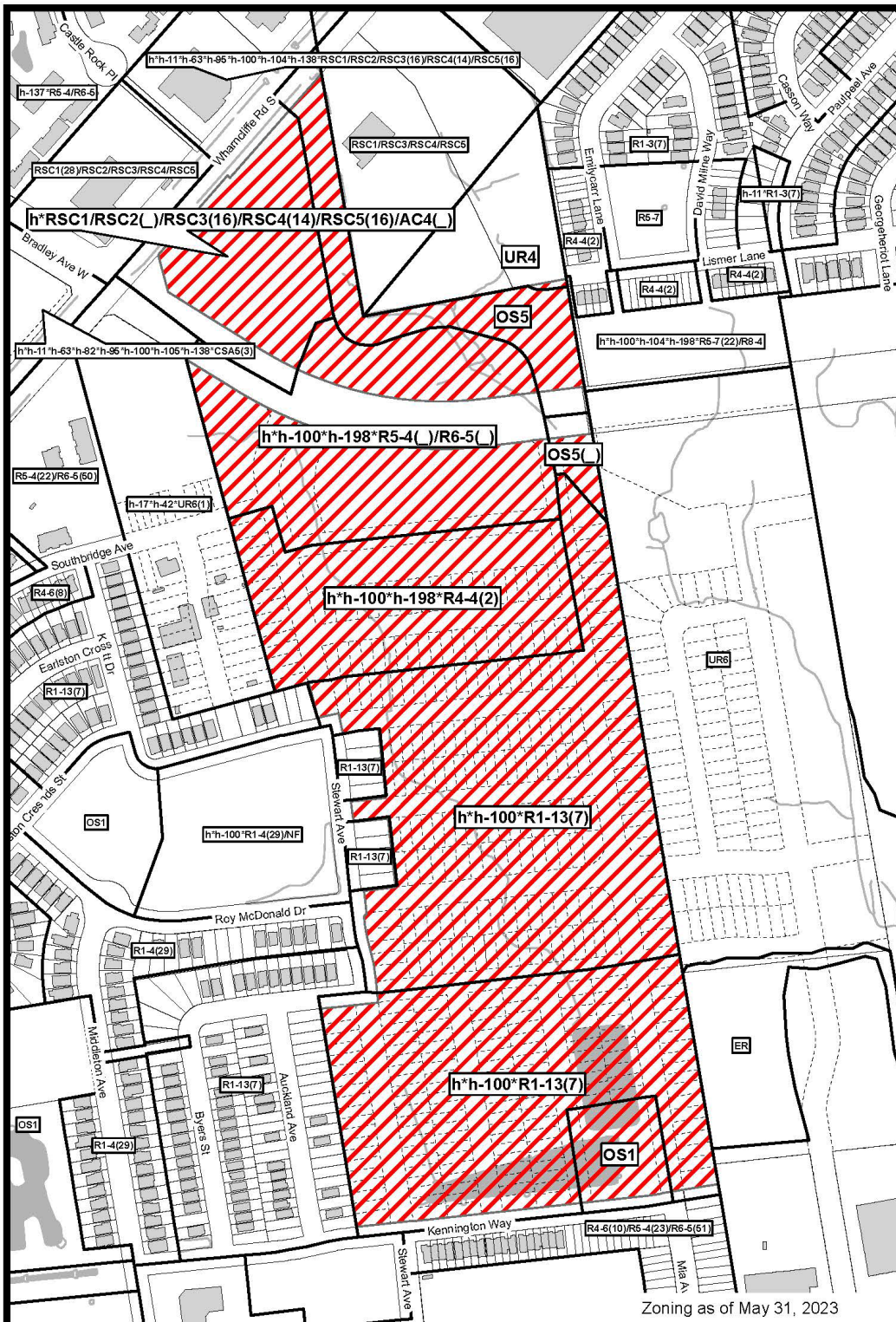
PASSED in Open Council on July 25, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

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)



Zoning as of May 31, 2023

File Number: 39T-22502
 Planner: SM
 Date Prepared: 2023/06/26
 Technician: JI
 By-Law No: Z.-1-

SUBJECT SITE 

1:4,500

0 20 40 80 120 160
 Meters

