

Bill No. 248
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 1900 & 1902
Trafalgar Street & 159 Clarke Road

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 1900-1902 Trafalgar Street & 159 Clarke Road, as shown
on the attached map comprising part of Key Map No. A108, **FROM** a Residential R3
(R3-2) and a Convenience Commercial (CC3) Zone **TO** a Neighbourhood Shopping
Area (NSA3) Zone.

2. Section Number 23.4 of the Neighbourhood Shopping Area (NSA3) Zone
is amended by adding the following Special Provisions:

NSA3() 1900-1902 Trafalgar Street & 159 Clarke Road

a. Permitted Uses:

i) An apartment building with any or all of the other permitted uses
on the first and/or second floor in the NSA1, NSA2 and NSA5
Zone variations.

b. Regulations

i) Landscaped Open Space (minimum)	25%
Exterior Side Yard Setback (Trafalgar Street) (minimum)	1.0 metres
ii) Front Yard Setback (Clarke Road) (minimum)	1.0 metres
iii) Lot Frontage (minimum)	39 metres
iv) West Interior Side Yard Parking Setback (minimum)	3.0 metres
v) North Interior Side Yard Parking Setback (minimum)	3.0 metres

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 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.

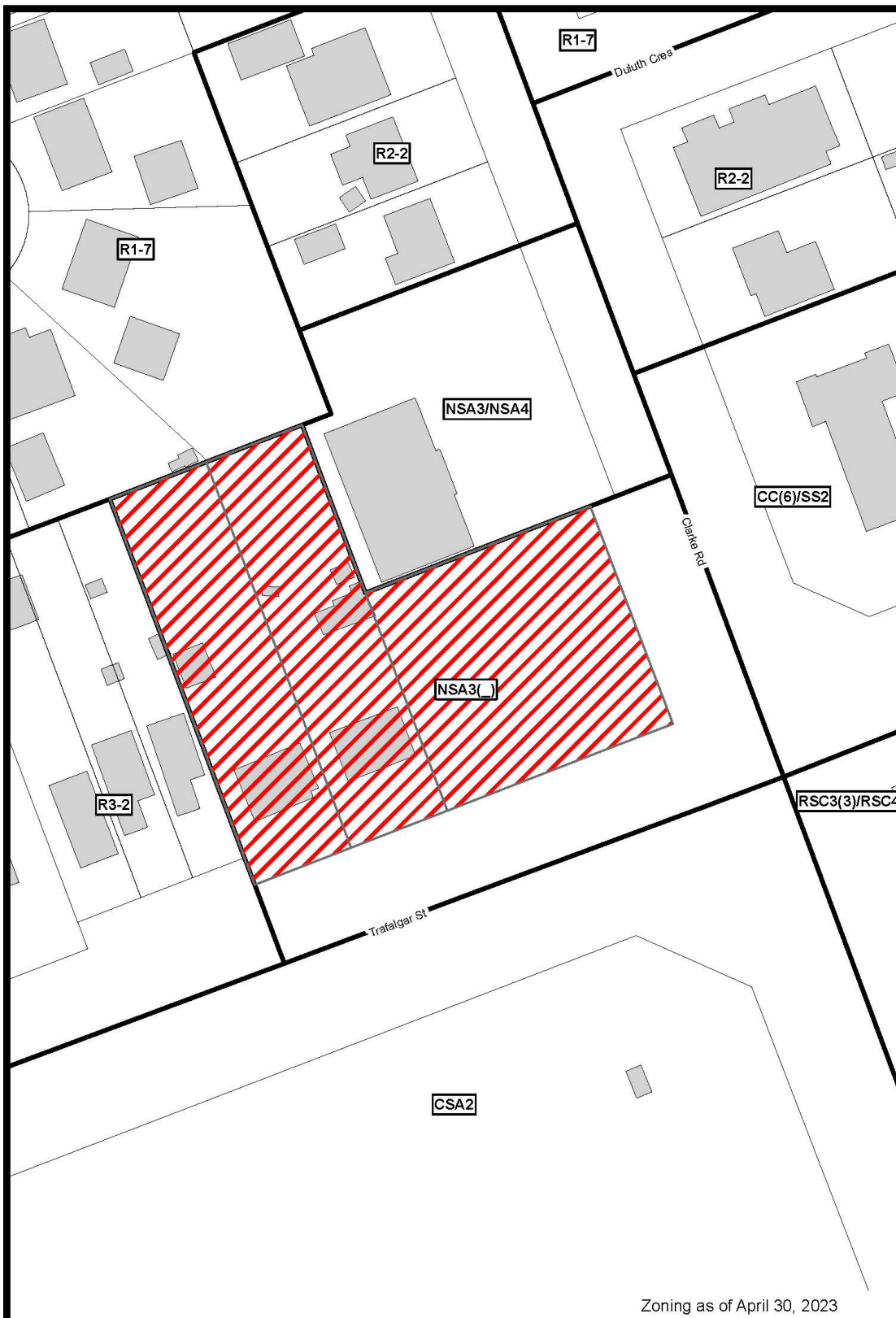
PASSED in Open Council on July 25, 2023, subject to the provisions of
PART VI.1 of the *Municipal Act, 2001*.

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 April 30, 2023

File Number: Z-9604
Planner: BH
Date Prepared: 2023/6/6
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters

