

Bill No. 250
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 46 Elmwood Place

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 46 Elmwood Place, as shown on the attached map
comprising part of Key Map No. A107, **FROM** a Community Facility (CF3) Zone **TO** a
Residential R8 Special Provision (R8-4()) Zone.

2. Section Number 9.4 of the Residential R8 (R8-4) Zone is amended by
adding the following Special Provisions:

R8-4()	46 Elmwood Place	
a.	Permitted Use	
	i) Apartment building	
b.	Regulations	
	i) Parking Area setback from front lot line (Minimum)	0.0 metres
	ii) Front Yard Depth (Minimum)	4.71 metres
	iii) Rear Yard Depth (Minimum)	1.82 metres
	iv) East Interior Side Yard Depth (Minimum)	4.17 metres
	v) Parking Area Setback (Minimum)	0.81 metres
	vi) Lot Coverage (Maximum)	32.7%
	vii) Density (Maximum)	82 units per hectare

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 by-
law or as otherwise provided by the said section.

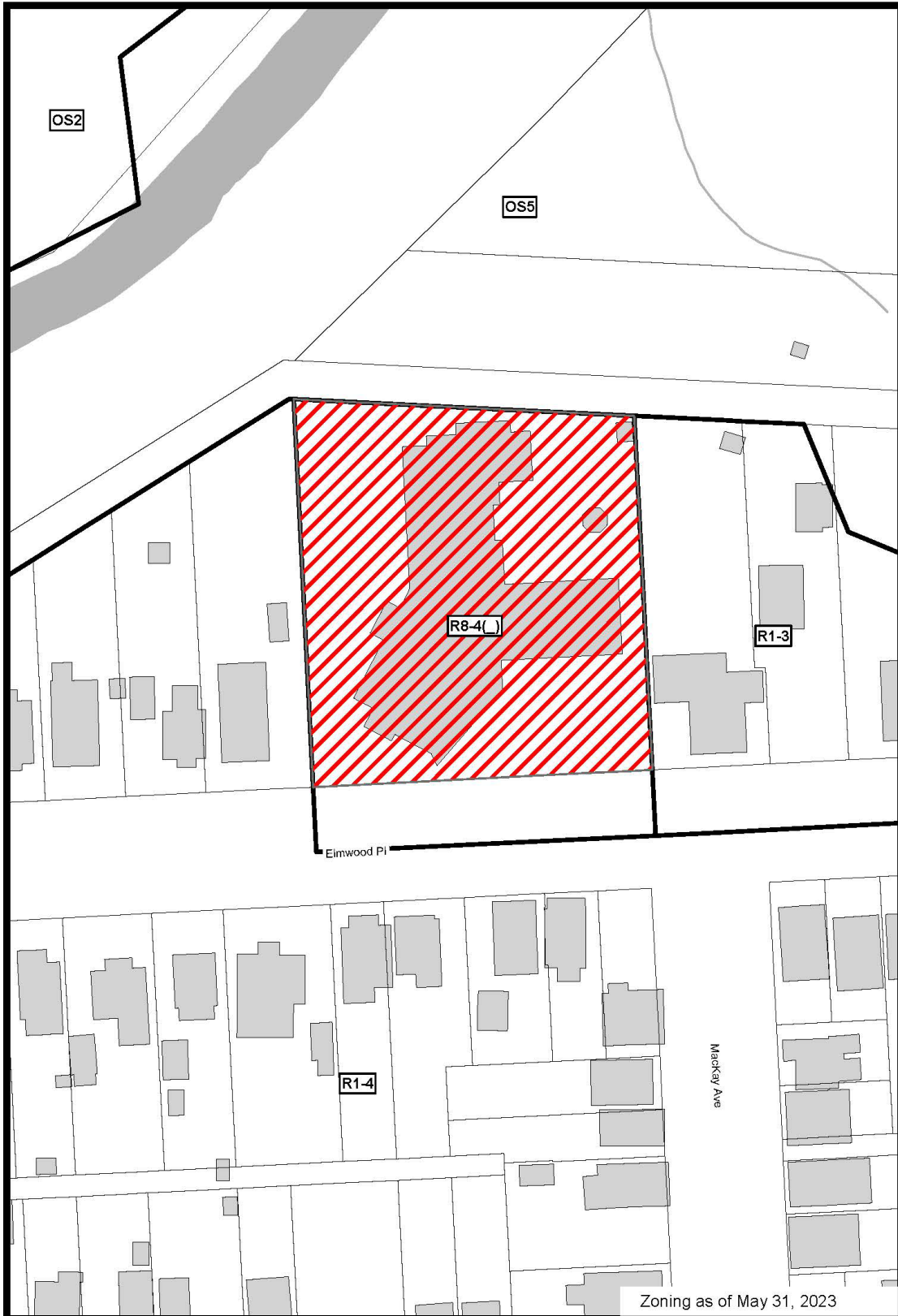
PASSED in Open Council on July 25, 2023 subject to the provisions of
PART VI.1 of the *Municipal Act*, 2001.

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)



File Number: Z-9583
Planner: AR
Date Prepared: 2023/06/15
Technician: JI
By-Law No: Z-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters

