

Bill No. 409
2013

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to
rezone lands located at 1603 Hamilton
Road.

WHEREAS **Sifton Properties Limited** has applied to rezone lands located at 1603 Hamilton 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 1603 Hamilton Road, as shown on the attached map, **from** a Holding Residential R1 (h•h-100•R1-4) Zone, a Residential R1 (R1-10) Zone, a Holding Residential R6 Special Provision (h•h-100•R6-2(11)) Zone, a Holding Residential R6 Special Provision (h•h-100•R6-2(12)) Zone, a Holding Residential R5/R6/R8 Special Provision (h•h-71•h-100•R5-6(8)/R6-5(31)/R8-2(4)) Zone, an Open Space Special Provision (OS1(3)) Zone, a Holding Open Space (h-2•OS4) Zone, an Open Space (OS5) Zone and an Open Space Special Provision (OS5(3)) Zone **to** a Holding Residential R1 (h•h-100•R1-4) Zone, a Holding Residential R6 Special Provision (h•h-100•R6-2(11)) Zone, a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11)) Zone, an Open Space Special Provision (OS1(3)) Zone, an Open Space (OS5) Zone, and an Open Space Special Provision (OS5(3)) Zone.

2. Section 3.8(2) of the Holding Zone Provisions to By-law No. Z.-1 is amended by adding the following holding provision:

h-159 Purpose: To ensure that development will not have negative impacts on abutting natural heritage features, an Environmental Impact Study (EIS) to address the potential impacts of the access laneway will be required to the satisfaction of the City and the UTRCA, prior to removal of the "h-159" symbol.

Permitted Interim Uses: Existing Uses

3. This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on September 17, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - September 17, 2013
Second Reading – September 17, 2013
Third Reading - September 17, 2013

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

