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| TO: | CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON DECEMBER 12, 2011 |
| FROM: | JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER AND C. SAUNDERS CITY CLERK |
| SUBJECT: | AMEND ZONING BY-LAW Z.-1 TO CORRECT TWO SPECIAL PROVISION ZONES NUMBERED IN ERROR |

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| RECOMMENDATION |
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That, on the recommendation of the Director of Land Use Planning and City Planner and the City Clerk, regarding lands located at 1311 and 1451 Wharnccliffe Road South and 655-685 Fanshawe Park Road West:

- a) the attached proposed by-law (Appendix "A") **BE INTRODUCED** at the Municipal Council meeting to be held on January 10, 2012 for the purpose of amending the City of London Zoning By-law Z.-1, in conformity with the Official Plan, to renumber the Special Provision Zone RSC2(10) relating to the property located at 1311 and 1451 Wharnccliffe Road South from RSC2(10) to RSC2(11) in order to correct a clerical error; and
- b) the attached proposed by-law (Appendix "B") **BE INTRODUCED** at the Municipal Council meeting to be held on January 10, 2012 for the purpose of amending the City of London Zoning By-law Z.-1, in conformity with the Official Plan, to renumber the Special Provision Zone RSC4(16) relating to the property located at 655-685 Fanshawe Park Road West from RSC4(16) to RSC4(19) in order to correct a clerical error.

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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Item 8 of the 12th Report of the Planning Committee 2009
 Item 38 of the 15th Report of the Built and Natural Environment Committee 2011
 Item 13 of the 8th Report of the Planning Committee 2010

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| BACKGROUND |
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Background

It has recently come to the Civic Administration's attention that in By-law Z.-1-091861, relating to the property at 1451 Wharnccliffe Rd. South and passed by Municipal Council at its meeting held on May 25, 2009, the RSC2() special provision was inadvertently assigned a number already allocated to a previous RSC2() special provision. That same incorrect RSC2() special provision was also referenced in By-law Z.-1-112024 in relation to the lands at 1311 and 1451 Wharnccliffe Rd. South.

Similarly, in By-law Z.-1-101926, passed by Municipal Council on March 29, 2010, the RSC4() special provision was inadvertently assigned a number already allocated to a previous RSC4() special provision.

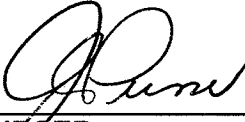

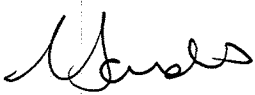
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Discussion

The purpose of this report is to correct the special provision numbering errors existing in By-law Z.-1 by bringing forward two amending by-laws to renumber the incorrectly numbered RSC2() and RSC4() special provision zones. Notice of the public participation meeting relating to this matter was advertised in Living in the City section of the November 19, 2011 London Free Press.

Conclusion

The Civic Administration recommends that the attached proposed by-laws (Appendices "A" and "B") **BE INTRODUCED** at the Municipal Council meeting to be held on January 10, 2012 for the purpose of amending the City of London Zoning By-law Z.-1, in conformity with the Official Plan, to correct two special provision zone numbering errors.

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| RECOMMENDED BY: | |
|  | |
| JIM PURSER MANAGER OF RECORDS AND INFORMATION SERVICES | |
| RECOMMENDED BY: | RECOMMENDED BY: |
|  |  |
| JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER | CATHY SAUNDERS CITY CLERK |

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APPENDIX A

Bill No.
2012

By-law No.

A By-law to amend City of London Zoning By-law Z.-1 to renumber a special provision zone relating to an area of land located at 1311 and 1451 Wharncliffe Road South.

WHEREAS Municipal Council passed By-law Z.-1-091861 on May 25, 2009 amending the City of London Zoning By-law Z.-1;

AND WHEREAS Municipal Council passed By-law Z.-1-112024 on June 20, 2011 amending the City of London Zoning By-law Z.-1;

AND WHEREAS the rezoning approved in By-law Z.-1-091861 and By-law Z.-1-112024 conforms to the Official Plan;

AND WHEREAS By-laws Z.-1-091861 and Z.-1-112024 were found to contain a clerical error;

AND WHEREAS subsection 5(3) of the *Municipal Act, 2001* S.O. 2001, c. 25, as amended provides that a municipal power shall be exercised by by-law;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The City of London Zoning By-law Z.-1 is hereby amended in section 28.4 by renumbering the Special Provision Zone RSC2(10) relating to the properties located at 1311 and 1451 Wharncliffe Road South from RSC2(10) to RSC2(11) in order to correct a clerical error.
2. Schedule "A" to By-law Z.-1 is amended by changing the zoning applicable to lands located at 1311 and 1451 Wharncliffe Road South from RSC2(10) to RSC2(11), as shown on the attached map, in order to correct a clerical error.
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.

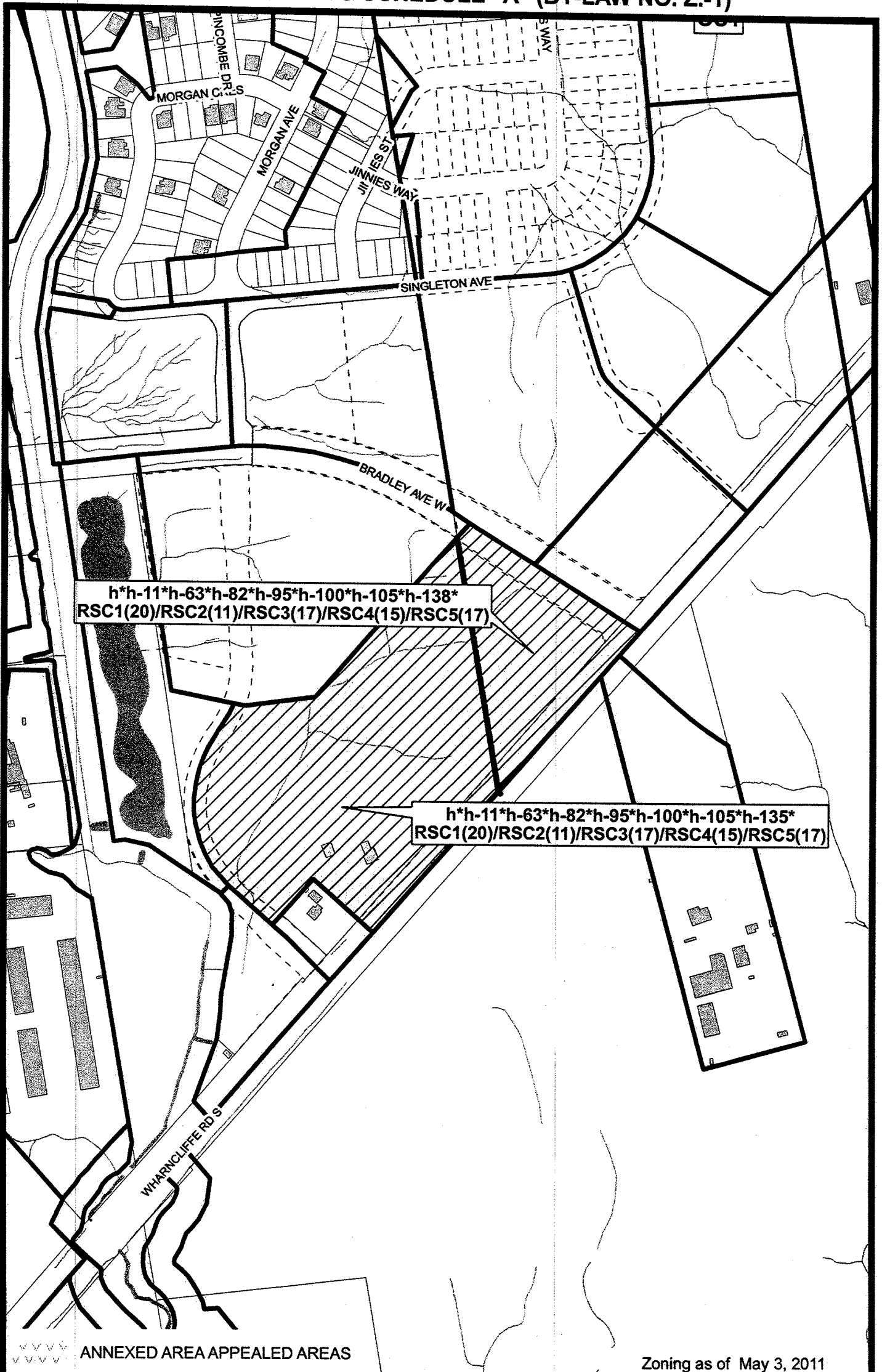
PASSED in Open Council on _____.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First reading -
Second reading -
Third reading -

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



h*h-11*h-63*h-82*h-95*h-100*h-105*h-138*
RSC1(20)/RSC2(11)/RSC3(17)/RSC4(15)/RSC5(17)

h*h-11*h-63*h-82*h-95*h-100*h-105*h-135*
RSC1(20)/RSC2(11)/RSC3(17)/RSC4(15)/RSC5(17)

ANNEXED AREA APPEALED AREAS

Zoning as of May 3, 2011

File Number: Z-7850/Z-7457

Planner: TG


Date Prepared: 2011/09/28

Technician: MC

By-Law No: Z.

SUBJECT SITE 

1:4,500

0 25 50 100 150 200 Meters 

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APPENDIX B

Bill No.
2012

By-law No.

A By-law to amend City of London Zoning By-law Z.-1 to renumber a special provision zone relating to an area of land located at 655-685 Fanshawe Park Road West.

WHEREAS Municipal Council passed By-law Z.-1-101926 on March 29, 2010 amending the City of London Zoning By-law Z.-1;

AND WHEREAS the rezoning approved in By-law Z.-1-101926 conforms to the Official Plan;

AND WHEREAS By-law Z.-1-101926 was found to contain a clerical error;

AND WHEREAS subsection 5(3) of the *Municipal Act, 2001* S.O. 2001, c. 25, as amended provides that a municipal power shall be exercised by by-law;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. City of London Zoning By-law Z.-1 is hereby amended in section 28.4, by renumbering the Special Provision Zone RSC4(16) relating to the property located at 655-685 Fanshawe Park Road West from RSC4(16) to RSC4(19) in order to correct a clerical error.
2. Schedule "A" to By-law Z.-1 is amended by changing the zoning applicable to lands located at 655-685 Fanshawe Park Road West from RSC4(16) to RSC4(19), as shown on the attached map, in order to correct a clerical error.
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 _____.

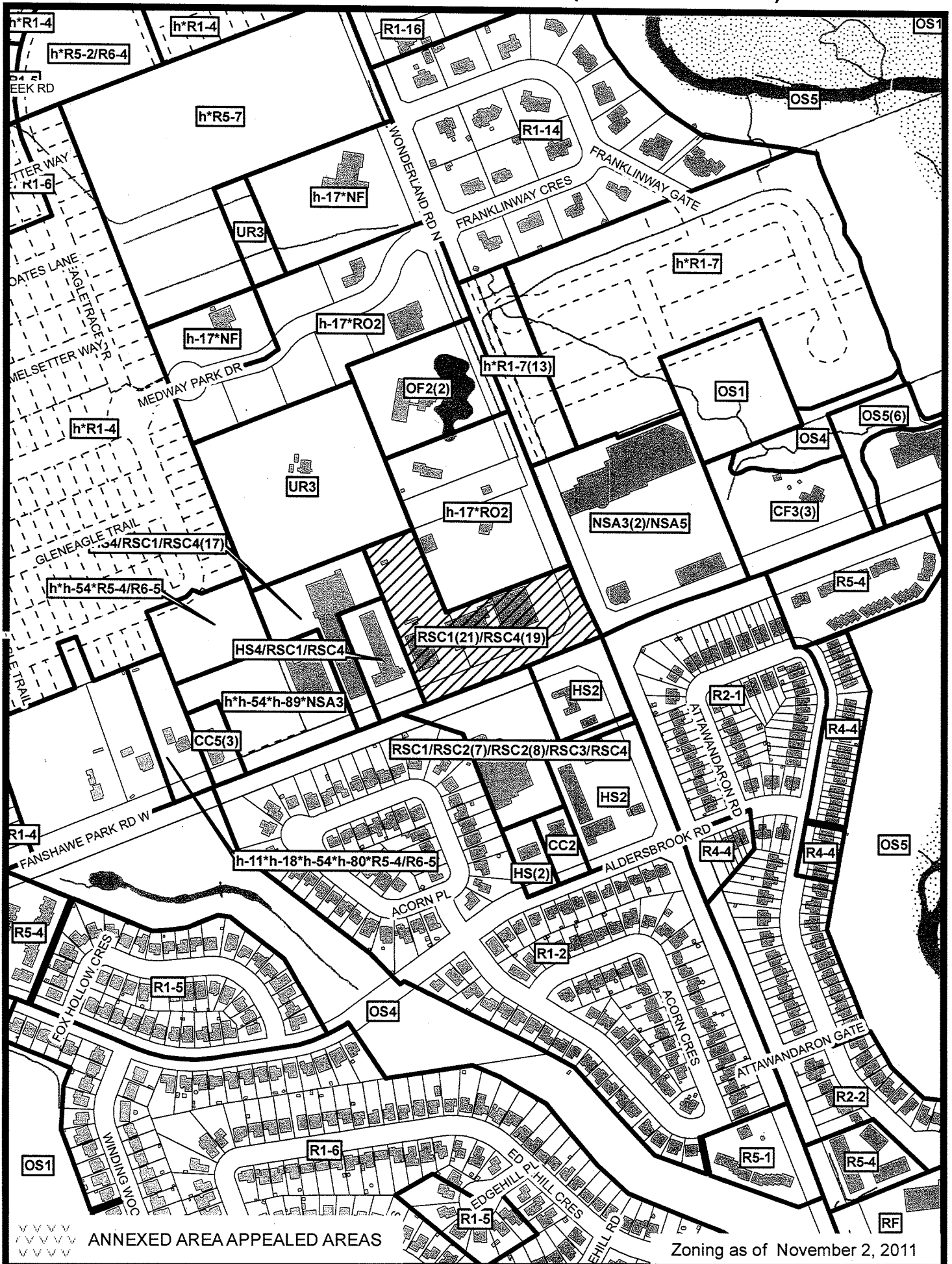
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First reading -
Second reading -
Third reading -



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



File Number: Z-7739

Planner: BD

Date Prepared: 2011/11/18

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE



1:5,000

0 25 50 100 150 200 Meters

