

Bill No. 323
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 341 Southdale Road East.

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 341 Southdale Road East, as shown on the attached map comprising part of Key Map No. A111, **FROM** a Residential R3 (R3-3) Zone **TO** a Holding Residential R5 Special Provision (h-__*h-__*h-__*h-18*R5-6(__)) Zone.

2. Section Number 3.8 2) of the Holding "h" Zone is amended by adding the following Holding Provisions:

h-__ Purpose: To ensure vehicular and pedestrian access and storm servicing is provided, the removal of the "h-_" shall not occur until such time as appropriate easements and a joint use and maintenance agreement with 349 Southdale Road East are in place, MECP approval for shared services is obtained, and an approved amendment to the Development Agreement for 349 Southdale Road East is in place to incorporate works proposed by subject site, all to the satisfaction of the City Engineer.

h-__ Purpose: To ensure sanitary servicing is provided, the removal of the "h-_" shall not occur until such time as appropriate easements and a joint use and maintenance agreement with 349 Southdale Road East are in place, MECP approval for shared services is obtained, and an approved amendment to the Development Agreement for 349 Southdale Road East is in place to incorporate works proposed by subject site, all to the satisfaction of the City Engineer. Alternatively, the removal of the "h-_" shall not occur until a servicing strategy is provided demonstrating services can be provided solely on the subject lands, to the satisfaction of the City Engineer.

h-__ Purpose: To ensure that development is not adversely impacted by noise, a Noise Study shall be undertaken and an agreement shall be registered on title to ensure any attenuation measures are incorporated into the design of the development and any warning clauses are included in tenancy agreements, as recommended by the Noise Study, to the satisfaction of the City Engineer prior to the removal of the "h-_" symbol.

3. Section Number 9.4 of the Residential R5 (R5-6) Zone is amended by adding the following Special Provisions:

R5-6(__) 341 Southdale Road East

a. Regulations

- i) Lot Frontage (Minimum) – 25.0 metres (82.0 feet)
- ii) Front Yard Depth (Minimum) – 3.0 metres (9.8 feet), measured 18.0 metres (59.0 feet) to centreline on Southdale Road East
- iii) Rear Yard Depth (Minimum) – 2.8 metres (9.2 feet)
- iv) Notwithstanding minimum driveway widths under Section 4.19, vehicular access shall be permitted via the private driveway on

the adjacent property municipally addressed as 349 Southdale Road East

- v) A minimum of one (1) unit shall be required to have the primary entrance oriented to Southdale Road East

4. 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.

5. 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 August 29, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – August 29, 2023
Second Reading – August 29, 2023
Third Reading – August 29, 2023

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

