

Bill No. 324
2023

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 to rezone
lands located at 2550 Sheffield Boulevard.

WHEREAS Sifton Properties Limited has applied to rezone a portion of the lands located at 2550 Sheffield Boulevard, 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 2550 Sheffield Boulevard, as shown on the attached map comprising part of Key Map No. A113, FROM a Holding Business District Commercial BDC2 Special Provision/Office OF5/Residential R8 Special Provision (h•h-54•h-100•h-128•BDC2(5)/OF5/R8-4(17)) Zone TO a Residential R5 Special Provision (R5-7()) Zone.

2. Section Number 9.4 of the Residential R5 Zone is amended by adding the following special provision:

R5-7()	2550 Sheffield Boulevard
a.	Permitted Use:
	i) Cluster townhouse dwellings
b.	Regulations:
	i) Front and Exterior Side Yard Depth to Main Building (Minimum) 4.0 metres
	ii) Interior Side and Rear Yard Depth (Minimum) 3.0 metres
	iii) Landscaped Open Space (%) (Minimum) 28%
	iv) Balcony Encroachment (Maximum) 2.1 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 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.

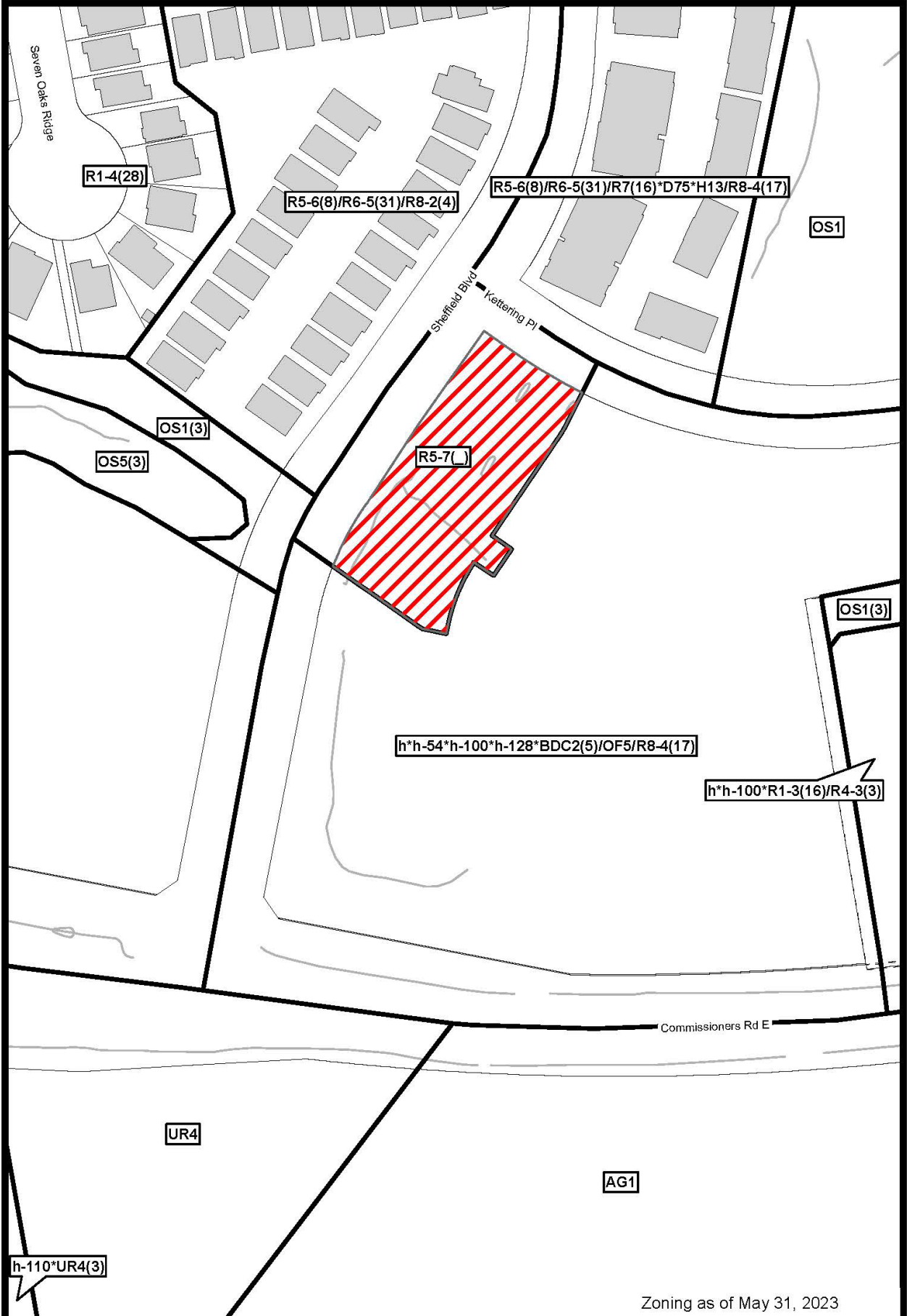
PASSED in Open Council on August 29, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

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)



File Number: 39CD-21517/Z-9420
Planner: LM
Date Prepared: 2023/7/31
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

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