

Bill No. 281  
2018

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1055-1075 Fanshawe Park Road West.

WHEREAS North London Medical Centre has applied to rezone an area of land located at 1055-1075 Fanshawe Park Road West as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1) Section Number 19.4 of the Office (OF5) Zone is amended by changing the following Special Provision to add a list of permitted uses and modify the municipal address:

- |         |                                   |   |
|---------|-----------------------------------|---|
| OF5 (5) | 1055-1075 Fanshawe Park Road West |   |
| a)      | Permitted Uses                    |   |
|         | i)                                | Medical/dental offices  |
|         | ii)                               | Pharmacies in association with a medical/dental office use                            |
|         | iii)                              | Clinics   |
|         | iv)                               | Medical/dental laboratories   |
| b)      | Regulations                       |   |
|         | i)                                | Height (Maximum) 15 m (49.2 ft)   |
|         | ii)                               | Front Yard Depth (Maximum) 11 m (36.1 ft)   |
|         | iii)                              | Total Gross Floor Area for all Office Uses 5,000 m <sup>2</sup> (53,820sq.ft.)        |
|         | iv)                               | The lot line which abuts an Arterial Road shall be interpreted as the front lot line. |
|         | v)                                | Exemption from Section 4.19.6 d) of the Z.-1 Zoning By-law                            |

2) 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.

3) This By-law shall come into force and be deemed to come into force 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 June 12, 2018.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 12, 2018  
Second Reading – June 12, 2018  
Third Reading – June 12, 2018