

Bill No. 318
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 335-385 and 340-390 Saskatoon Street.

WHEREAS 1616958 Ontario Inc. has applied to rezone an area of land located at 335-385 and 340-390 Saskatoon Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment No. 681 this rezoning will conform to the Official Plan;

NOW 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 335-385 Saskatoon Street, as shown on the attached map comprising part of Key Map No. A108, from a Residential R2/Light Industrial (R2-3/LI8) Zone to a Holding Residential R2/Restricted Office Special Provision (h-_*R2-3/RO(*)) Zone.

2. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 340-390 Saskatoon Street, as shown on the attached map comprising part of Key Map No. A108, from a Residential R2/Light Industrial (R2-3/LI8) Zone to a Holding Residential R2/Restricted Office Special Provision (h-_*R2-3/RO(**)) Zone.

3. Section Number 3.8 2) of the Holding (h) Zone is amended by adding the following Holding Provision:

h-_* Purpose: To ensure that there is no land-use conflict between existing industrial and future residential uses on these lands, the "h-_*" symbol shall not be deleted and the lands shall not be developed for residential uses until a compatibility study has demonstrated that Ministry of the Environment and Climate Change D-6 Guidelines: Compatibility between Industrial Facilities and Sensitive Land Uses can be met, or mitigation measures provided, to the satisfaction of the City of London.

Permitted Interim Uses: any non-residential use permitted by the applicable zones.

4. Section Number 18.4 a) of the Restricted Office (RO) Zone is amended by adding the following Special Provision:

RO(*) 335-385 Saskatoon Street

- a) Permitted Uses
- i) Automobile Repair Garages
 - ii) Offices, Charitable Organization
 - iii) Offices, Support

- b) Regulations
- i) Location of Permitted Uses

Permitted uses shall be restricted to the existing building.

- ii) Exterior Side Yard Setback (minimum) as existing
- iii) Lot Coverage (maximum) as existing
- iv) Landscape Open Space (minimum) as existing
- v) Gross Floor Area Office, Charitable Organization and Office, Support (maximum) 2,824 m² (30,397 ft²)

vi)	Gross Floor Area Automotive Repair Garage (maximum)	477 m ² (5,134 ft ²)
vii)	Parking (minimum)	60 spaces for all permitted uses.
viii)	Parking Areas Setback to Required Road Allowance (minimum)	as existing
ix)	Driveways and Parking Aisles Widths (minimum)	as existing

5) Section Number 18.4 a) of the Restricted Office (RO) Zone is amended by adding the following Special Provision:

RO(**)	340-390 Saskatoon Street	
a)	Permitted Uses	
	i)	Offices, Support
	ii)	Studio
	iii)	Warehouse Establishment
b)	Regulations	
	i)	Location of Permitted Uses
		Permitted uses shall be restricted to the existing building.
	ii)	Exterior Side Yard Setback (minimum) as existing
	iii)	Lot Coverage (maximum) as existing
	iv)	Landscape Open Space (minimum) as existing
	v)	Gross Floor Area Office, Support (maximum) 3,238 m ² (34,854 ft ²)
	vi)	Gross Floor Area Studio (maximum) 479 m ² (5,156 ft ²)
	vii)	Gross Floor Area Warehouse Establishment (maximum) 940 m ² (10,118 ft ²)
	viii)	Parking (minimum) 45 spaces for all permitted uses.
	ix)	Parking Areas Setback to Required Road Allowance (minimum) as existing
	x)	Driveways and Parking Aisles Widths (minimum) as existing

6. 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.

7. 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.

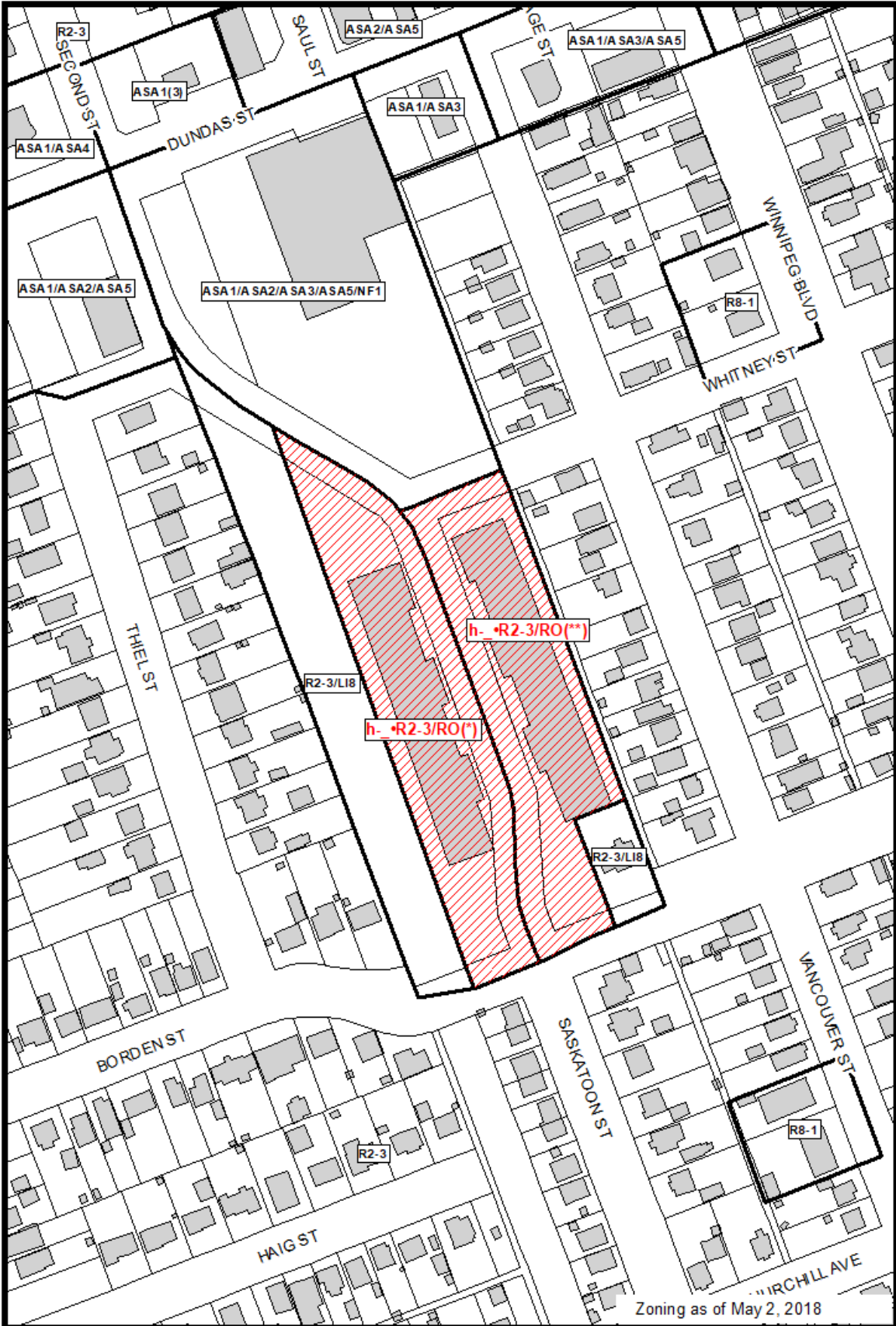
PASSED in Open Council on June 26, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – June 26, 2018
Second Reading – June 26, 2018
Third Reading – June 26, 2018

SCHEDULE "A"




File Number: OZ-8883

Planner: MC

Date Prepared: 2018/05/17

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

