

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1738, 1742, 1752 and 1756 Hamilton Road.

WHEREAS Thames Village Joint Venture Corp. has applied to rezone an area of land located at 1738, 1742, 1752 and 1756 Hamilton Road, as shown on the map attached to this by-law, 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. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1738, 1742, 1752 and 1756 Hamilton Road, as shown on the attached map, from an Urban Reserve (UR4) Zone, a holding Urban Reserve (h-2•UR4) Zone, a Residential R1 (R1-14) Zone, an Environmental Review (ER) Zone, an Open Space (OS4) Zone, and a holding Open Space (h-2•OS4) Zone to a holding Residential R1 Special Provision (h•h-100•R1-3(*)) Zone, a holding Residential R1 Special Provision (h•h-100•R1-3(**)) Zone, a holding Residential R4 Special Provision (h•h-100•R4-6(*)) Zone, a holding Residential R6 Special Provision (h•h-100•R6-5(*)) Zone, and an Open Space (OS5) Zone.

2. Section Number 5.4 of the Residential R1 Zone is amended by adding the following Special Provision:

R1-3(*)

- | | | |
|----|--|-----|
| a) | Regulations | |
| i) | Lot Coverage
One (1) Storey
Single Detached
Dwelling
(Maximum) | 45% |

R1-3(**)

- | | | |
|----|--|------------|
| a) | Regulations | |
| i) | Front Yard Depth
For Existing Dwelling
(Minimum) | 1.5 metres |

3. Section Number 8.4 of the Residential R4 Zone is amended by adding the following Special Provision:

R4-6(*)

- | | | |
|------|--|------------|
| a) | Regulations | |
| i) | Lot Frontage
(Minimum) | 7.0 metres |
| ii) | Front and Exterior
Yard Depth for
Main Dwelling
(Minimum) | 3.0 metres |
| iii) | Front and Exterior
Yard Depth for
Garage
(Minimum) | 6.0 metres |
| iv) | Rear Yard Depth
Where Access From
The Front Yard to the
Rear Yard is through
the Garage
(Minimum) | 6.0 metres |

4. Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provision:

R6-5(*)

- a) Regulations
 - i) Interior Side and Rear Yard Depth (Minimum) 5.0 metres
 - ii) Open or covered but unenclosed decks or porches not exceeding one (1) storey in height may project into the required yard no closer than 2.0 metres to lot line adjacent an Open Space (OS5) Zone

5. 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.

6. 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

