

Bill No. 405  
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 3317 White Oak  
Road

WHEREAS this amendment to the Zoning By-law Z.-1 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 3317 White Oak Road, as shown on the attached map  
comprising part of Key Map No. A.111, **FROM** an Urban Reserve (UR4) Zone **TO** a  
Holding Light Industrial (h-18\*h-( )\*h-212\*h-( )\*LI6/LI7/LI10) Zone.

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

h-( ) 3317 White Oak Road

Purpose: To ensure development on these lands at 3317 White Oak Road  
stays within the allotted population (404p) and peak flow amount (4.54L/s),  
to mitigate against known basement flooding issues downstream of the  
site along Jalna Blvd. The h-( ) shall not be removed until sanitary reports  
have been prepared and confirmation the sanitary system is implemented  
to the satisfaction of the City Engineer.

h-( ) 3317 White Oak Road

Purpose: To ensure that the proposed development does not negatively  
impact nearby sensitive uses, a noise study shall be undertaken, and any  
identified mitigative measures be incorporated into the development. The  
h-( ) shall not be removed until such time as a development agreement is  
entered into which incorporates the recommended mitigative measures  
from an approved noise study.

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.

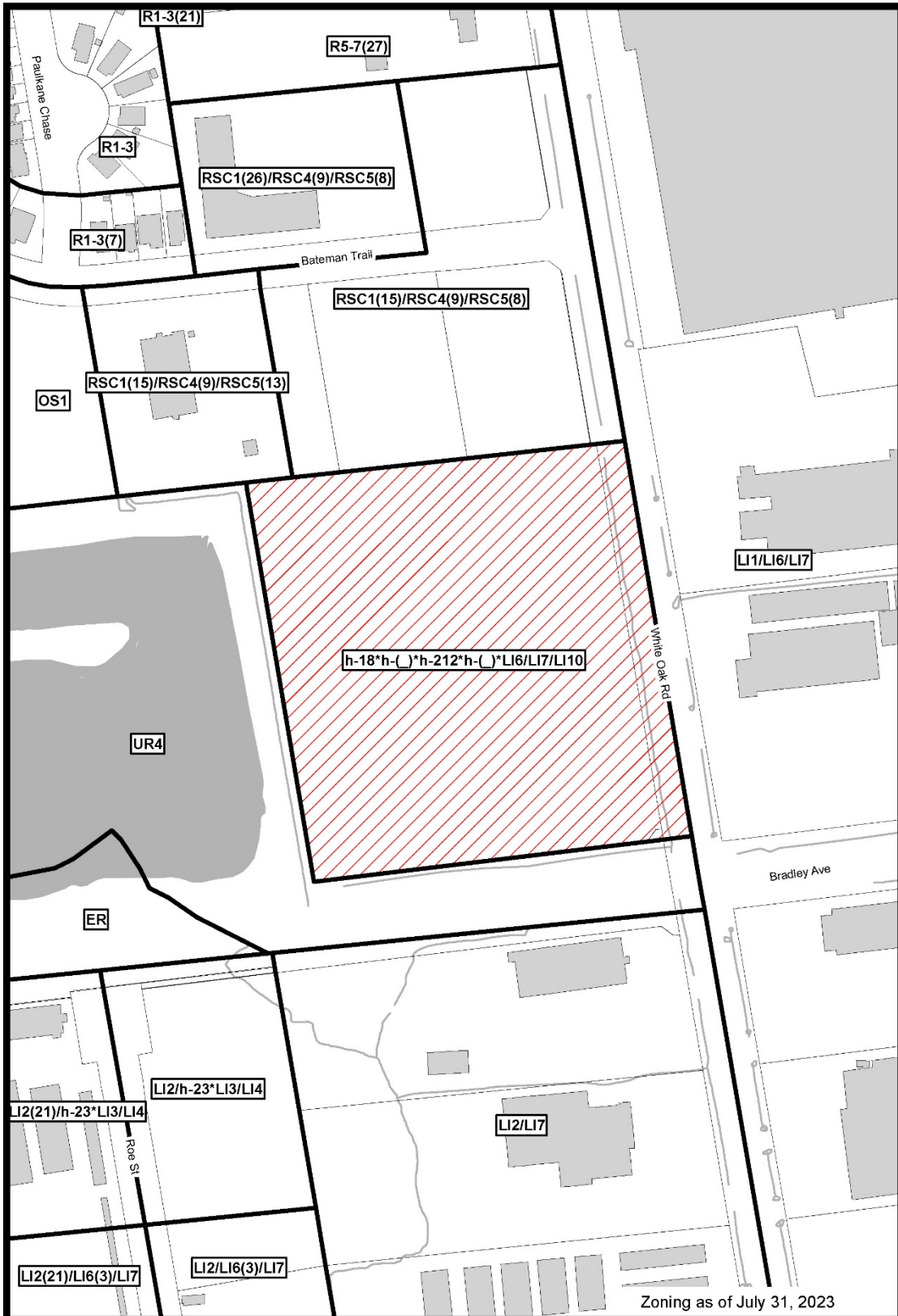
PASSED in Open Council on November 7, 2023, subject to the provisions  
of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor


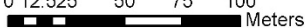

Michael Schulthess  
City Clerk

First Reading – November 7, 2023  
Second Reading – November 7, 2023  
Third Reading – November 7, 2023

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



Zoning as of July 31, 2023

<p>File Number: Z-9645                  Planner: BH                  Date Prepared: 2023/09/18                  Technician: RC                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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