

Bill No. 13  
2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 1350 Wharncliffe  
Road South

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 1350 Wharncliffe Road South as shown on the attached  
map comprising part of Key Map No. A111, **FROM** a Holding Urban Reserve UR6  
Special Provision (h-17\*h-42\*UR6(1)) Zone **TO** a Holding Residential R1 Special  
Provision (h\*h-100\*R1-13(7)) Zone; Holding Residential R1 Special Provision (h\*h-  
100\*R1-13(\_)) Zone; Holding Residential R1 Special Provision (h\*h-100\*R1-13(\_))  
Zone; Holding Residential R4 Special Provision (h\*h-17\*h-18\*h-100\*h-149\*R4-6(\_))  
Zone; and, a Holding Residential R6 Special Provision (h\*h-17\*h-18\*h-100\*h-149\*R6-  
5(\_)) Zone.

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

R1-13(\*) 1350 Wharncliffe Road South

a. Regulations

- i) Front Yard Setback (Minimum) 8.75 m
- ii) Rear Yard Setback (Minimum) 6 m
- iii) Garages shall not project beyond the façade of the dwellings or  
façade (front face) of any porch and shall not occupy more than  
50% of lot frontage.

R1-13(\*\*) 1350 Wharncliffe Road South

a. Regulations

- i) Front Yard Setback (Minimum) 3.5 m
- ii) Rear Yard Setback (Minimum) 4.5 m
- iii) Garages shall not project beyond the façade of the dwellings or  
façade (front face) of any porch, and shall not occupy more than  
50% of lot frontage.

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

R4-6(\_) 1350 Wharncliffe Road South

a. Regulations

- i) Lot Frontage (Minimum) – 6.7 m
- ii) Lot Coverage (Maximum) (%) – 50 %
- iii) Height (Maximum) – 12 m
- iv) Garages shall not project beyond the façade of the dwellings or  
façade (front face) of any porch, and shall not occupy more than  
50% of lot frontage.

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

R6-5(□) 1350 Wharnccliffe Road South

a. Regulations

- i) Front and Exterior Side Yard Setback (Minimum) – 1.5 m
- ii) Density (Minimum) – 30 units per hectare  
Density (Maximum) – 75 units per hectare
- iii) Notwithstanding section 10.2, single-detached dwellings shall not be permitted

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.

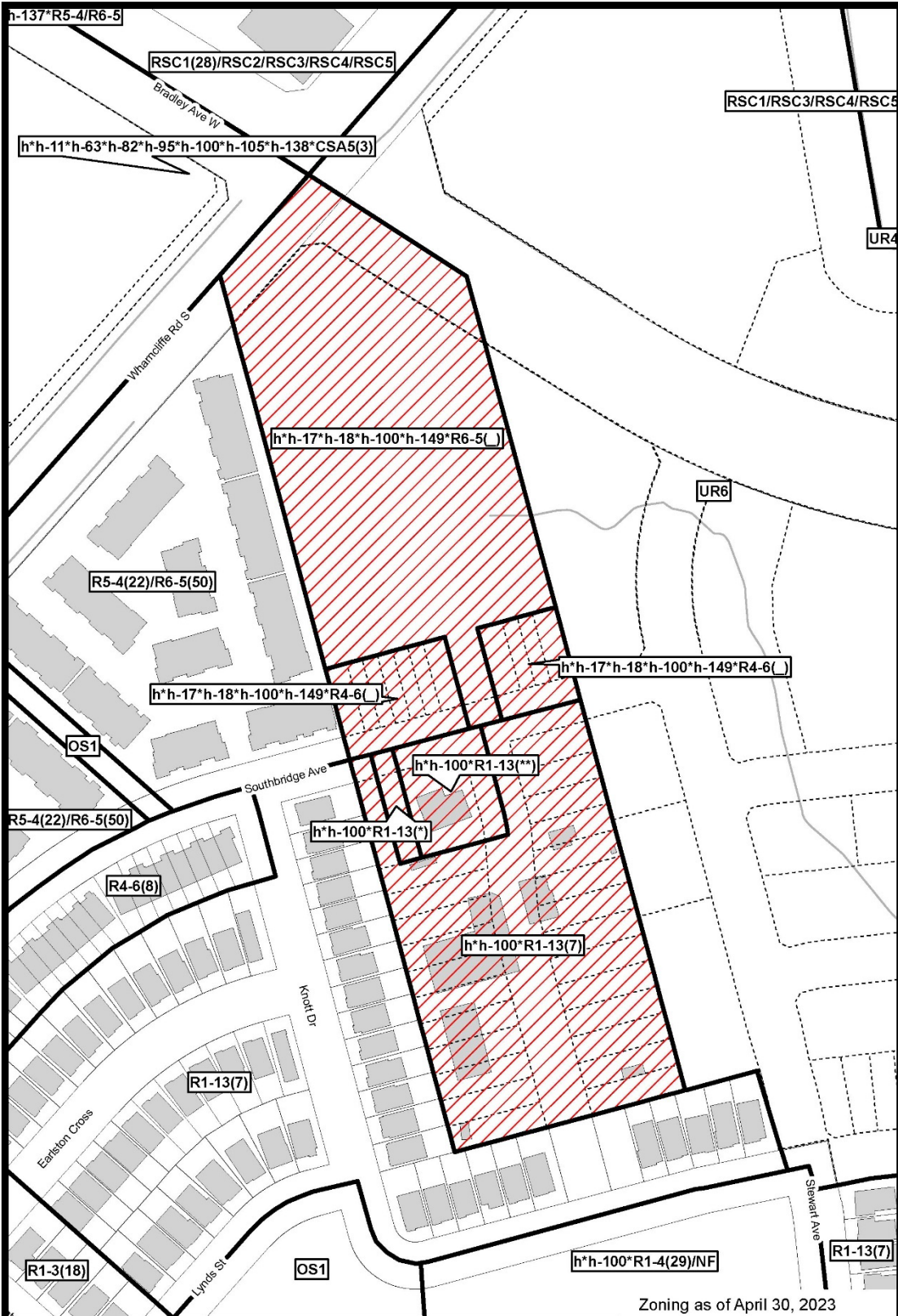
PASSED in Open Council on December 19, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor


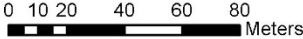

Michael Schulthess  
City Clerk

First Reading – December 19, 2023  
Second Reading – December 19, 2023  
Third Reading – December 19, 2023

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



Zoning as of April 30, 2023

<p>File Number: Z-9611                  Planner: AC                  Date Prepared: 2023/11/1                  Technician: RC                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p> Meters</p> <p></p>
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