

Bill No. 33
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 1544 Dundas Street.

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 1544 Dundas Street, as shown on the attached map comprising part of Key Map No. A108, **FROM** an Associated Shopping Area Commercial (ASA4) Zone **TO** an Associated Shopping Area Commercial Special Provision (ASA1(_)) Zone.
2. Section Number 24.4 of the Associated Shopping Area Commercial (ASA) Zone is amended by adding the following Special Provisions:

ASA1() 1544 Dundas Street

a. Additional Permitted Use:

- i) Restaurant; take-out services

b. Regulations:

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| i) Lot Frontage (Minimum) | As existing on the date of passing this by-law (10.86 metres) |
| ii) Rear Yard Setback (Minimum) | As existing on the date of passing this by-law (0.2 metres) |
| iii) Landscaped Open Space (Minimum) | As existing on the date of passing this by-law (0%) |
| iv) Off-Street Parking for Restaurant; take-out services (Minimum) | 9 spaces |

3. 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.

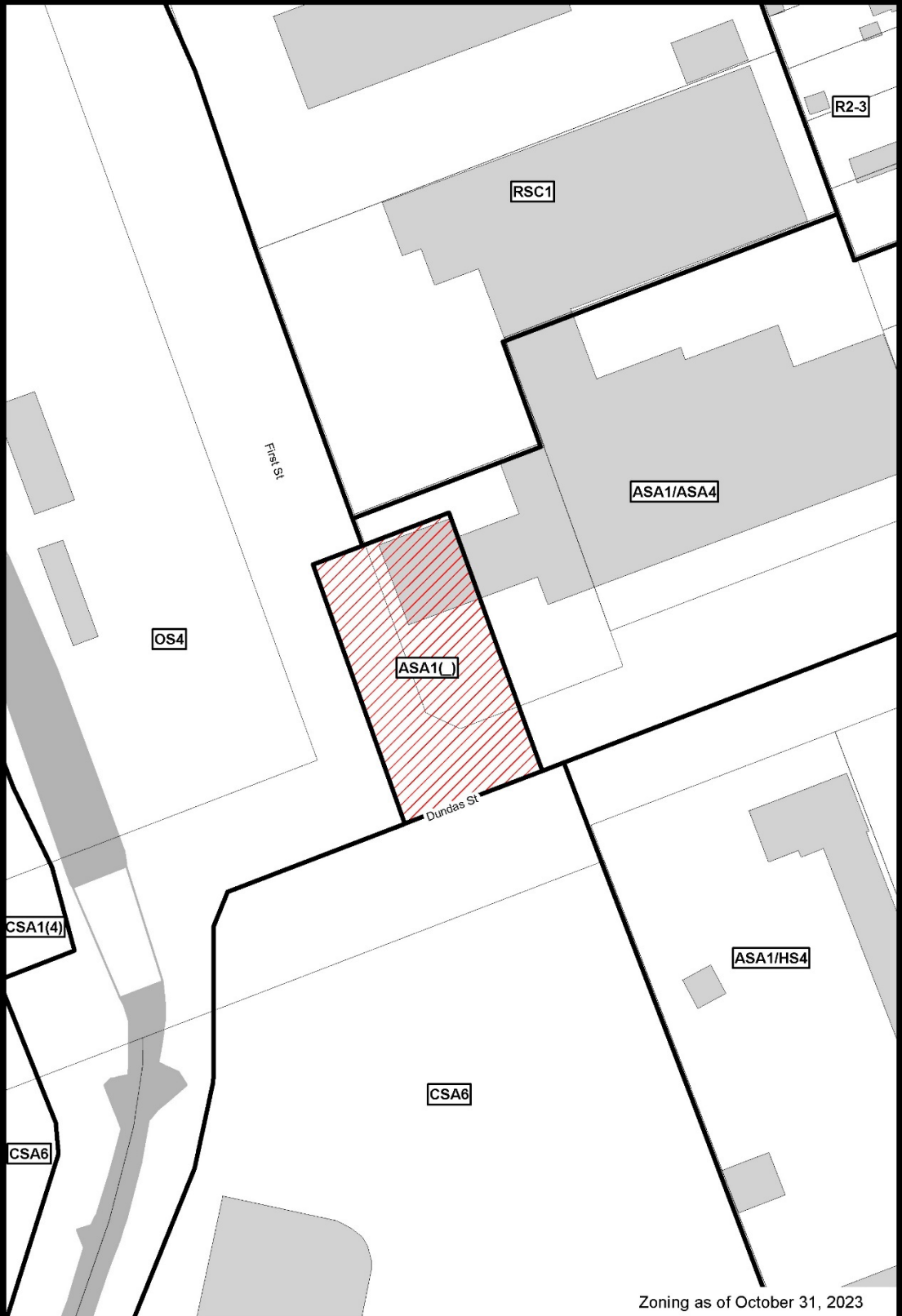
PASSED in Open Council on January 23, 2024, subject to the provisions
of PART VI.1 of the *Municipal Act, 2001*.


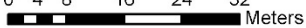

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 23, 2024
Second Reading – January 23, 2024
Third Reading – January 23, 2024

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



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| <p>File Number: Z-9671 Planner: CC Date Prepared: 2023/11/20 Technician: RC By-Law No: Z.-1-</p> | <p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32 Meters </p> <p></p> |
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