

Bill No. 36  
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 3810-3814 Colonel  
Talbot Road

WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_ this rezoning will conform to the Official Plan;

WHEREAS Towns of Magnolia Inc. has applied to rezone an area of land located at 3810-3814 Colonel Talbot Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning 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 3810-3814 Colonel Talbot, as shown on the attached map comprising part of Key Map No. A110, **FROM** an Urban Reserve (UR3) Zone **TO** a Holding Residential Special Provision R6 (h-17\*h-67\*h-89\*R6-5(\_\_\_\_)) Zone.
2. Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provisions:

R6-5(\_\_\_\_) 3810-3814 Colonel Talbot Road

a. Regulations

- |      |   |                      |
|------|---|----------------------|
| i)   | Front Yard Depth<br>(Minimum)                               | 6.4 metres           |
| ii)  | Height for Apartment Building<br>(Maximum)                  | 21.0 metres          |
| iii) | Density<br>(Maximum)  | 44 units per hectare |
| iv)  | Apartment building shall be oriented to Colonel Talbot Road |                      |

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 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.

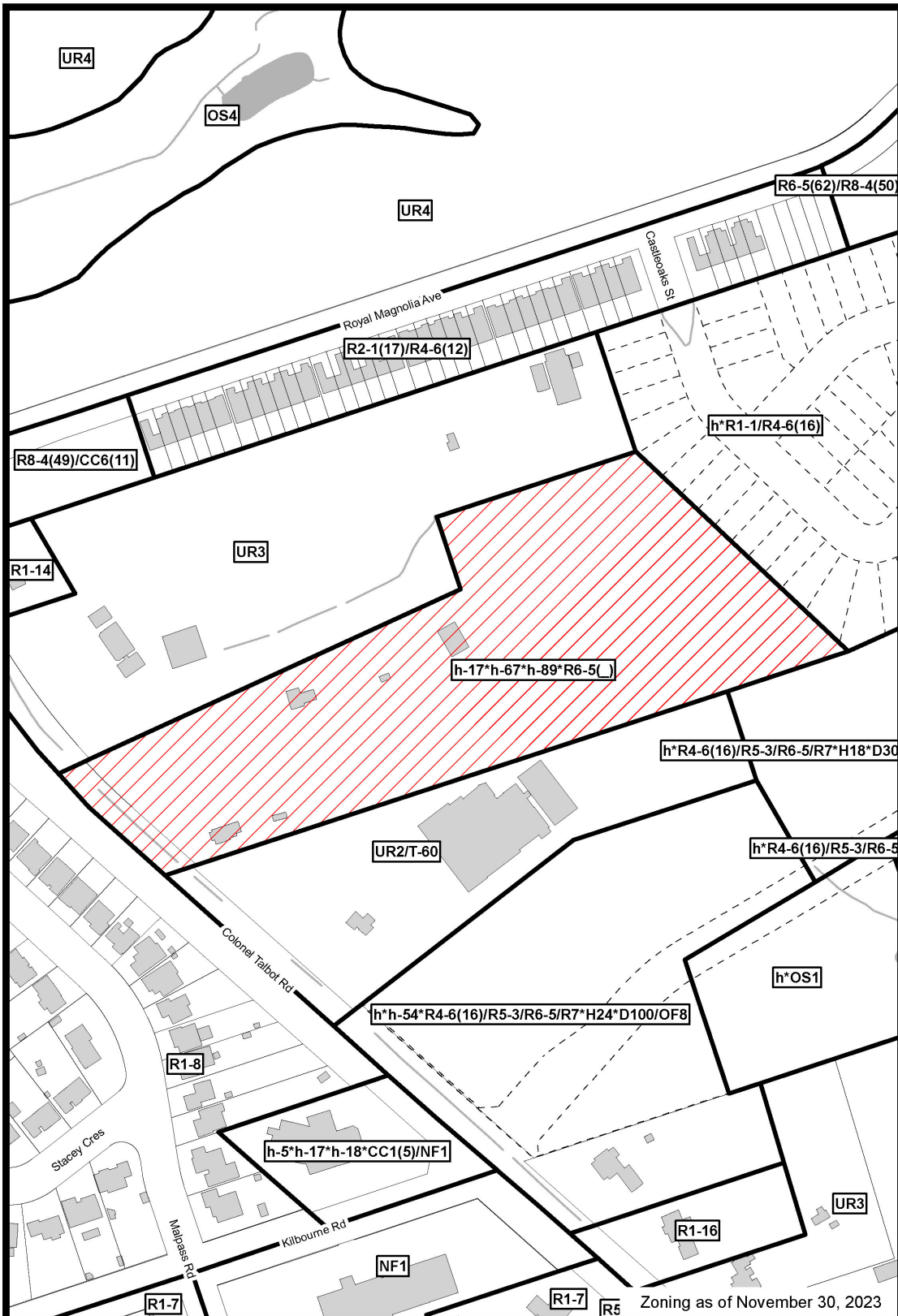
PASSED in Open Council on January 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

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)



File Number: Z-9675  
 Planner: AR  
 Date Prepared: 2023/12/12  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

