

Bill No. 38
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 3637 Colonel Talbot
Road

WHEREAS SOFCO Properties has applied to rezone an area of land
located at 3637 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 3637 Colonel Talbot Road, as shown on the attached map
comprising part of Key Map No. A110, **FROM** a holding Residential R1 (h-17*R1-16)
Zone and Open Space (OS4) Zone **TO** a Residential R1 Special Provision (R1-14(_))
Zone, a Holding Residential R5 Special Provision (h-149*h-121*R5-2(_)) and Open
Space (OS4) Zone.

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

R1-14(_) 3637 Colonel Talbot Road

a. Regulations

- i) Rear yard setback (Minimum): 2.4 metres (7.9 feet)
- ii) Lot Coverage (Maximum): 28.5%
- iii) Front Yard Garage Depth of 4.5 metres.
- iv) Notwithstanding Section 4.1.4.a), Accessory Buildings in the
form of detached garages, shall be permitted within the Front
Yard.
- v) Garage doors shall not face Colonel Talbot Road.

3. Section Number 9.4 of the Residential R5 Zone is amended by adding the
following Special Provisions:

R5-2(_) 3637 Colonel Talbot Road

a. Regulations

- i) Lot Coverage (Maximum): 32%
- ii) Lot Frontage (Minimum): 10.0 metres

4. 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.

5. 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.

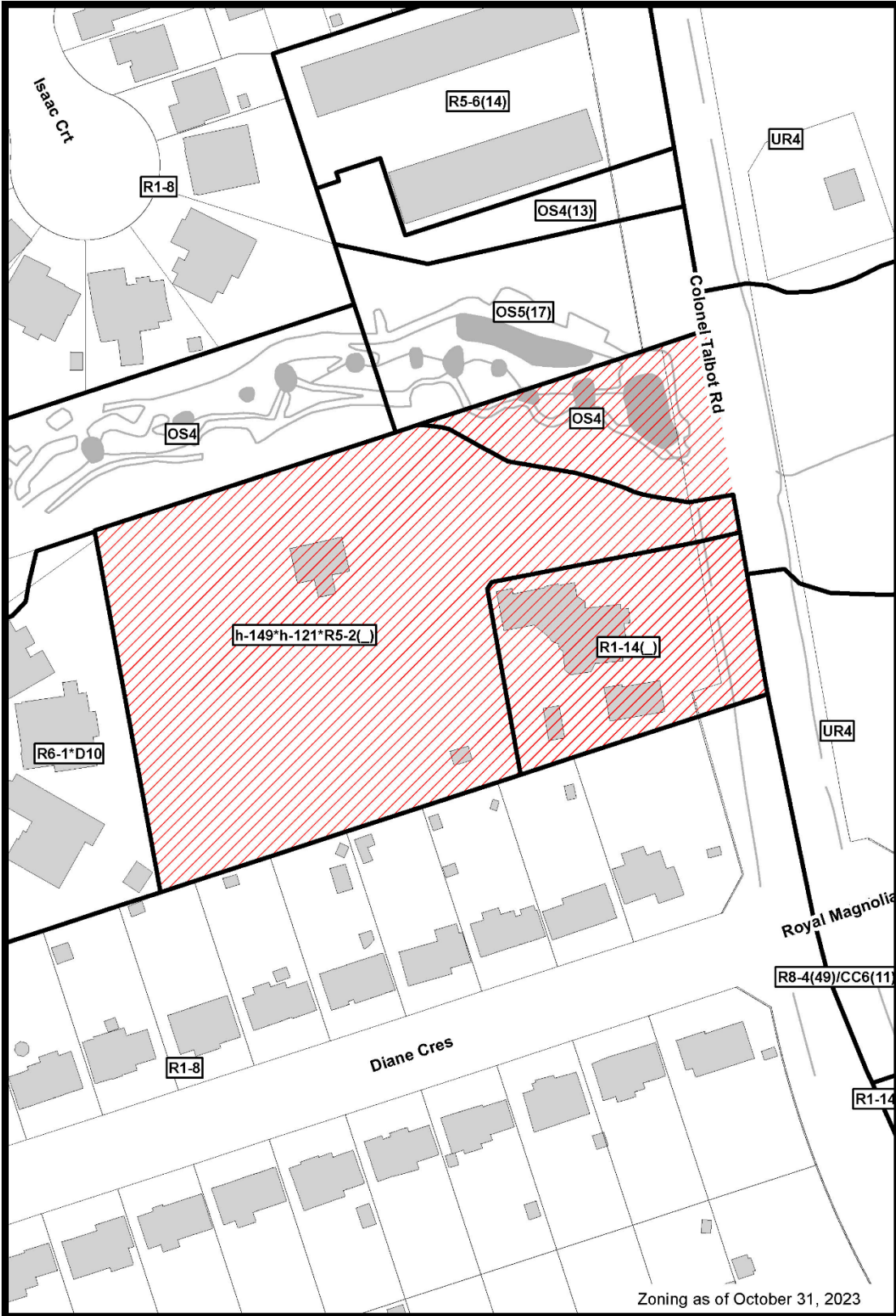
PASSED in Open Council on January 23, 2024, subject to the provisions
of PART VI.1 of the *Municipal Act*, 2001.


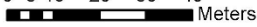

Josh Morgan
Mayor

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)



<p>File Number: Z-9664 Planner: ID Date Prepared: 2023/11/28 Technician: rc By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,250</p> <p>0 5 10 20 30 40  Meters</p> <p></p>
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