

Bill No. 148
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 655-685 Fanshawe
Park Road West

WHEREAS SAB Realty Limited has applied to rezone an area of land
located at 655-685 Fanshawe Park Road West, 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 the
lands located at 655-685 Fanshawe Park Road West, as shown on the attached
map comprising part of Key Map No. A101, from a Restricted Service Commercial
Special Provision (RSC1(21)/RSC4(19)) Zone to a Neighbourhood Shopping Area
Special Provision (NSA5(_)) Zone;
- 2) Section Number 23.4 e) of the Neighbourhood Shopping Area (NSA) Zone is
amended by adding the following Special Provision:

NSA5(_) 655-685 Fanshawe Park Road West

a) Additional Permitted Uses:

- i) Commercial Recreational Establishment

b) Regulations

- | | |
|---|--|
| i) Front yard depth
(minimum) | 1.0 metres |
| ii) Gross floor area, restaurants
(excluding patios) (maximum) | 750.0 square metres |
| iii) Gross floor area, retail
(maximum) | 875.0 square metres |
| iv) Parking Rate
(minimum) | 1 per 20 m ² for all
permitted uses with a total
gross floor area of 3,698
square metres |

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.

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.

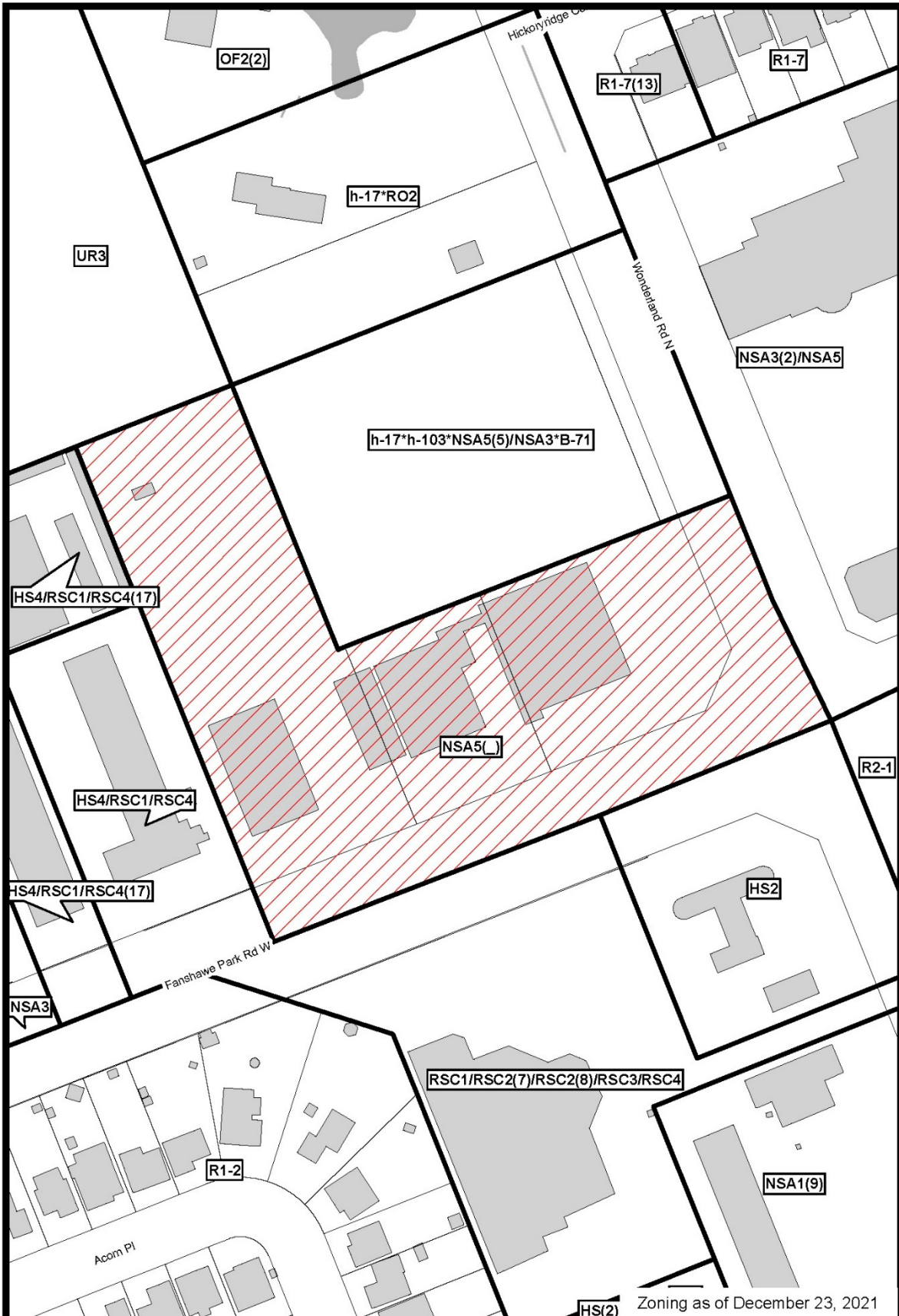
PASSED in Open Council on March 22, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – March 22, 2022
Second Reading – March 22, 2022
Third Reading – March 22, 2022

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



File Number: Z-9396

Planner: MW

Date Prepared: 2022/01/27

Technician: rc

By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40
Meters

