

Bill No. 150
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 600 Oxford Street West.

WHEREAS Maverick Real Estate Inc. has applied to rezone an area of land located at 600 Oxford Street West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number _____ this rezoning will conform 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 600 Oxford Street West, as shown on the attached map comprising part of Key Map No. A110, from a Highway Service Commercial/Restricted Service Commercial (HS/RSC1) Zone to a Highway Service Commercial Special Provision (HS()) Zone.
- 2) Section Number 27.4 of the Highway Service Commercial is amended by adding the following Special Provision:
 -) HS() 600 Oxford Street West
 - a) Additional Permitted Uses
 - i) Offices,
 - ii) Retail Stores
 - iii) Commercial Recreation Establishments
 - b) Regulations
 - i) Location of Permitted Uses: Permitted uses shall be restricted to the existing buildings.
 - ii) West Interior Side Yard Setback (Minimum) 1.25 metres
 - iii) East Interior Side Yard Setback (Minimum) 4.05 metres
 - iv) Existing Landscaped Open Space (Minimum) 8%
 - v) Parking Setback from the Ultimate Road Allowance (Minimum) 0.0m
 - vi) Existing Number of Parking Spaces totalling 71

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.

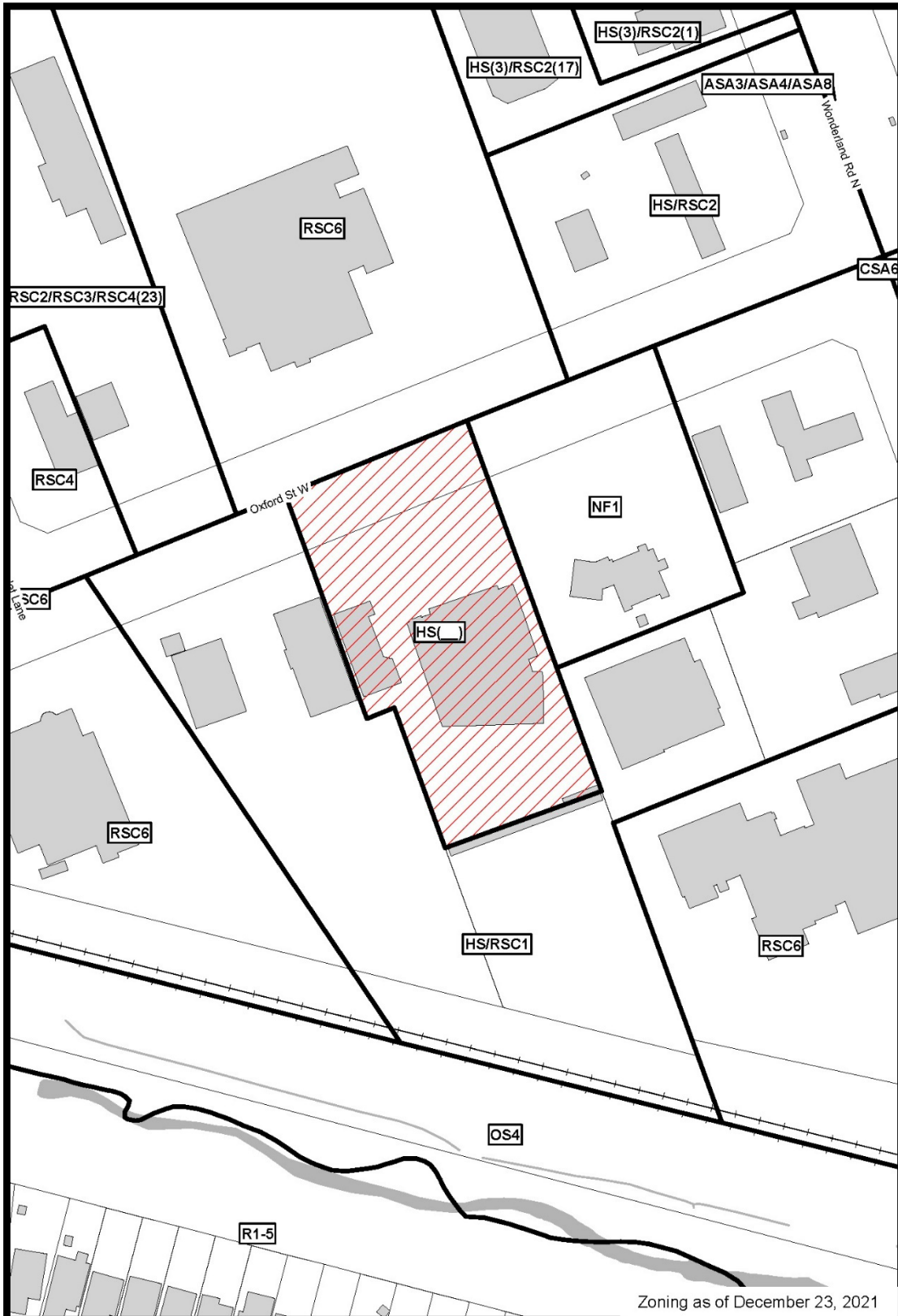
PASSED in Open Council on March 22, 2022.

Ed Holder
Mayor


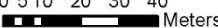

Michael Schulthess
City Clerk

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

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



Zoning as of December 23, 2021

<p>File Number: OZ-9437 Planner: AR Date Prepared: 2022/02/02 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40  Meters</p> <p></p>
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