

Bill No. 152
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 6756 James Street

WHEREAS Domus Development London Inc. has applied to rezone an area of land located at 6756 James Street, 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 6756 James Street, as shown on the attached map comprising part of Key Map No. A110, from a Residential R1 (R1-10) Zone to a Residential R5 Special Provision (R5-2(_)) Zone.
- 2) Section Number 9.4 of the Residential R5 (R5-2) Zone is amended by adding the following Special Provision:

R5-2(_) 6756 James Street

a) Prohibited Uses

i) Cluster Stacked Townhouses

b) Regulations

i) Front Yard Depth (minimum) 11m

ii) Front Yard Depth (maximum) 13m

iii) Interior Side Yard Depth (minimum) 5.5m when a wall of a unit contains windows to habitable rooms

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.

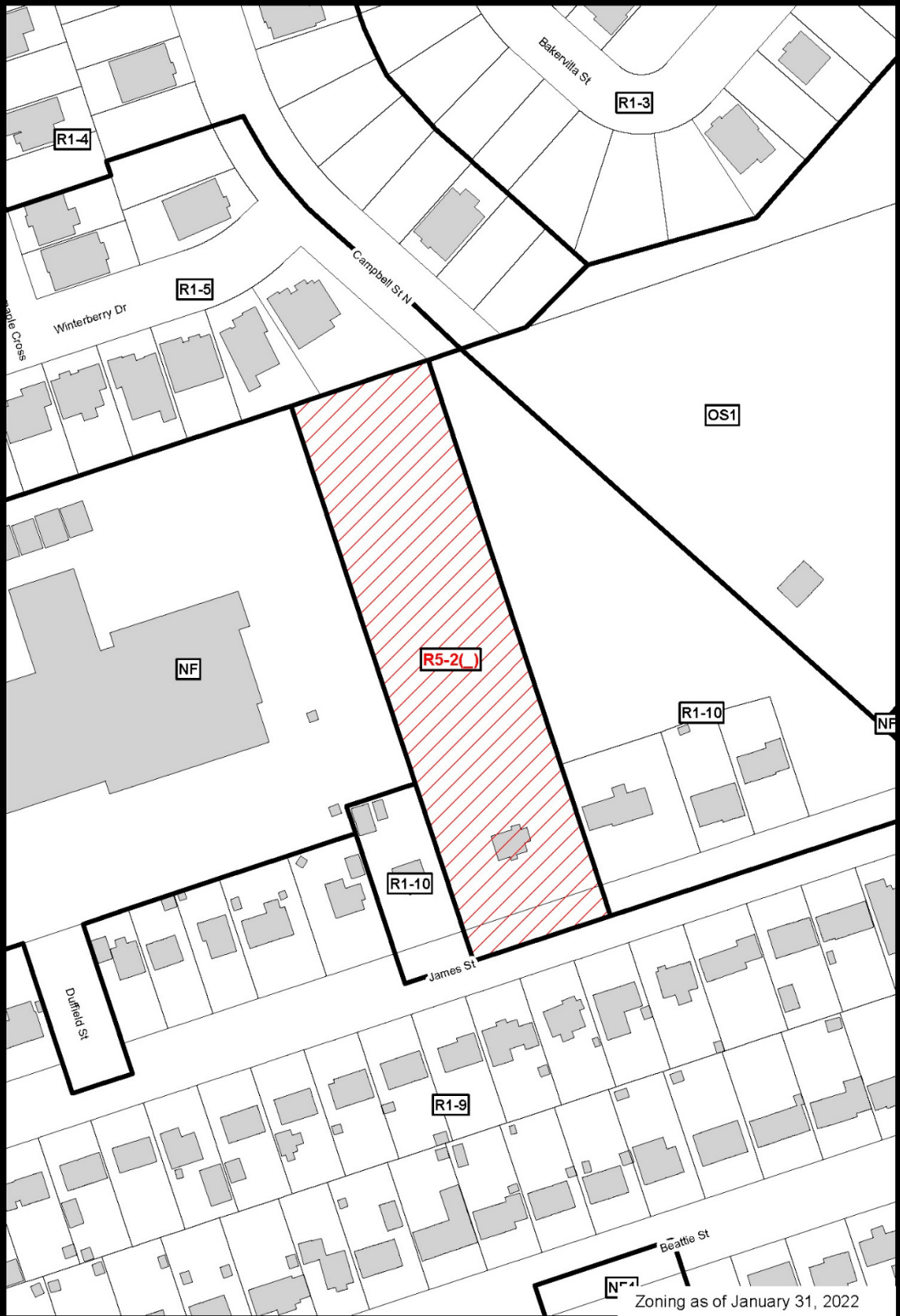
PASSED in Open Council on March 22, 2022.

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 January 31, 2022

<p>File Number: Z-9401 Planner: MV Date Prepared: 2022/02/08 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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