

Bill No. 67
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 4366 Colonel Talbot
Road

WHEREAS Lambeth Health Organization Inc. has applied to rezone an
area of land located at 4366 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 4366 Colonel Talbot Road, as shown on the attached map
comprising part of Key Map No. A114, **FROM** a holding Arterial Commercial (h-17*h-
18*h-124*AC2) Zone **TO** a Business District Commercial Special Provision (BDC(_))
Zone.

2. Section Number 25.4 of the Business District Commercial (BDC) Zone is
amended by adding the following Special Provisions:

BDC() 4366 Colonel Talbot Road

a) Additional Permitted Uses:

i) Drive-Through Facility

b) Regulations:

i) Front Yard Depth 1.0 metres (3.2 feet)
(Minimum)

ii) A landscape buffer shall be provided between a drive-through
lane and adjacent properties as follows:

Rear Yard Depth 3.0 metres (9.8 feet)
(minimum)

North Interior Side Yard Depth 1.5 metres (4.9 feet)
(minimum)

iii) Landscaped Open Space 15
(Maximum %)

iv) Gross Floor Area Restaurants 250m²
(Maximum)

v) Stacking Spaces - Drive-through 8 spaces
fully internal to the site with no
ingress/egress from Colonel Talbot Road
(minimum)

vi) Stacking Spaces – Drive-through 10 spaces
with ingress/egress from Colonel Tablot Road
(minimum)

vii) Notwithstanding Section 4.18.2.b) of Zoning Bylaw, outdoor
patios associated with a restaurant may be permitted in the front
and/or south interior side yard.

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 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.

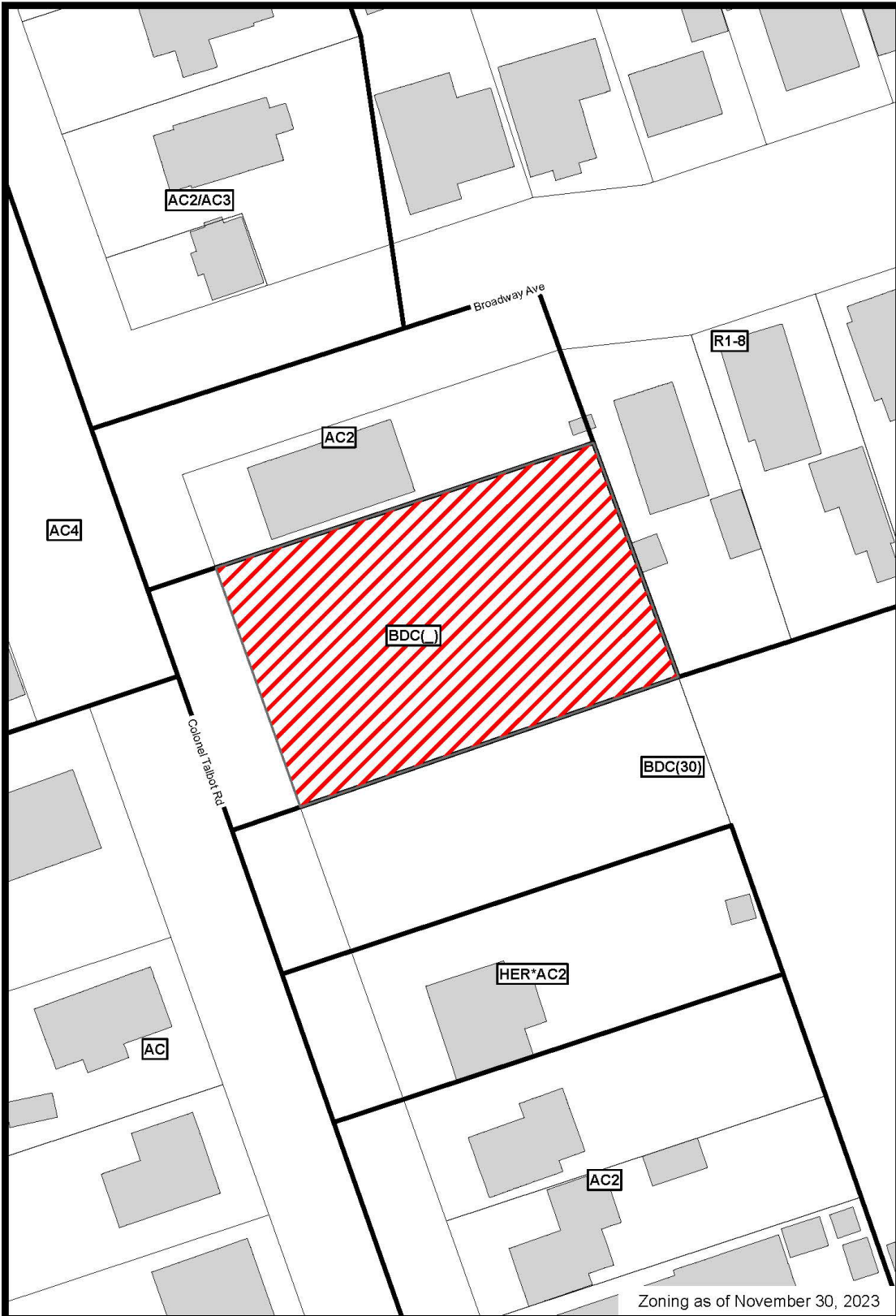
PASSED in Open Council on February 13, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 13, 2024
Second Reading – February 13, 2024
Third Reading – February 13, 2024

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



File Number: Z-9676
Planner: MH
Date Prepared: 2023/12/18
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:600

0 3 6 12 18 24 Meters

