

Bill No. 71  
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 1310 Adelaide Street  
North and 795 Windermere Road

WHEREAS Royal Premier Development has applied to rezone an area of land located at 1310 Adelaide Street North and 795 Windermere Road, as shown on the map attached to this by-law, as set out below;

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 1310 Adelaide Street North and 795 Windermere Road, as shown on the attached map comprising part of Key Map No. A103, **FROM** an Open Space Special Provision (OS4(2)) Zone **TO** a Holding Open Space Special Provision (h-18\*OS4(\_)) Zone.

2. Section Number 36.4 of the Open Space Zone is amended by adding the following Special Provisions:

OS4 ( ) 1310 Adelaide Street North and 795 Windermere Road

a. Permitted Uses:

- i. Bake shops
- ii. Convenience store
- iii. Commercial recreation establishment
- iv. Financial institutions
- v. Food stores
- vi. Personal service establishments
- vii. Retail stores
- viii. One (1) Restaurant, with a drive thru facility

b. Regulations:

- i. Gross floor area (Maximum): 976 square metres (10,505.6 sq.ft.)
- ii. Parking (Maximum): 33 spaces

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.

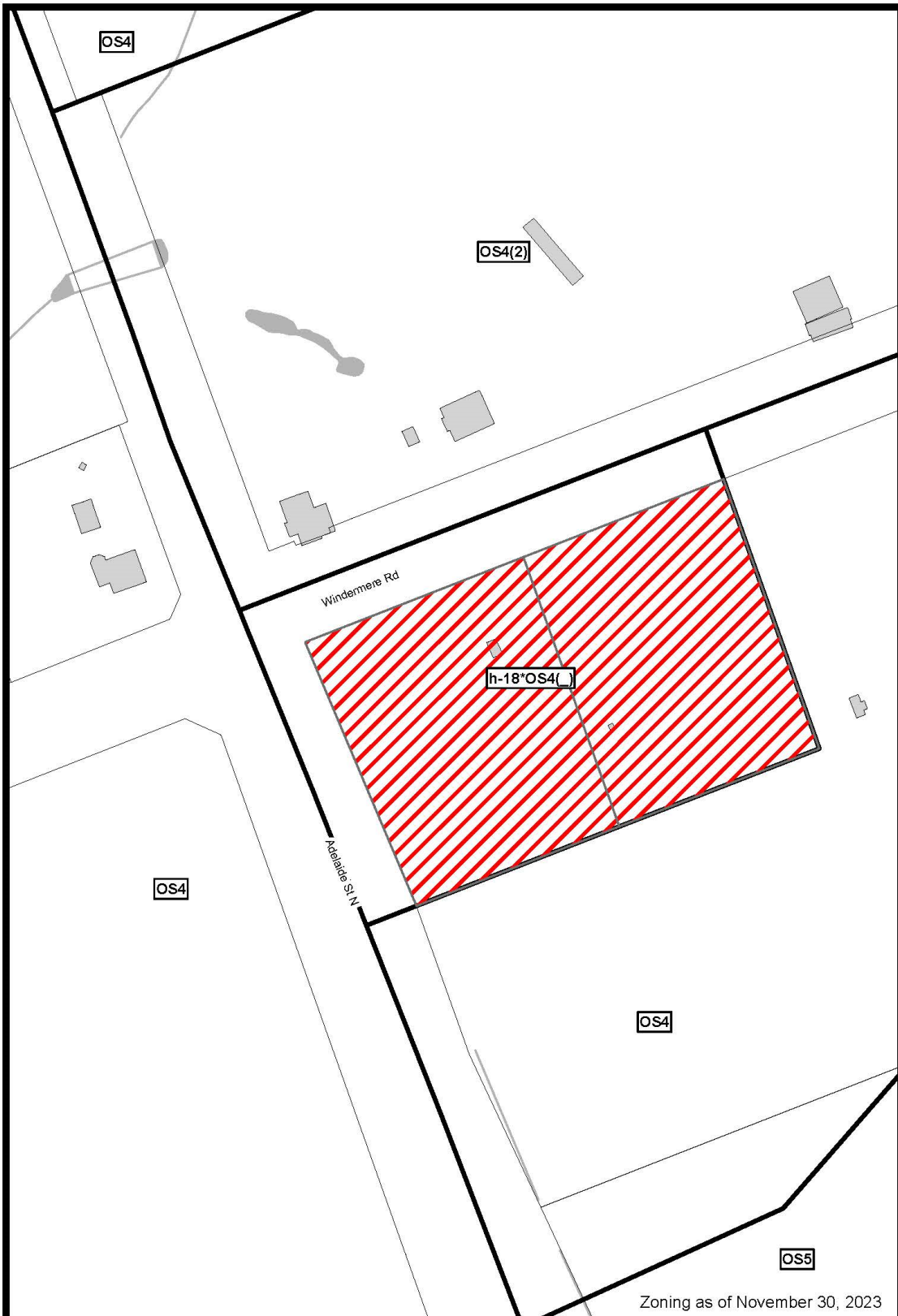
PASSED in Open Council on February 13, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

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

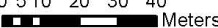
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



File Number: OZ-8709  
Planner: NP  
Date Prepared: 2023/12/19  
Technician: JI  
By-Law No: Z-1-

SUBJECT SITE 

1:1,500

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