

Bill No. 116
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 300 and 306
Princess Avenue

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 300 and 306 Princess Avenue, as shown on the attached map comprising part of Key Map No. A107, **FROM** a Residential R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone **TO** a Holding Residential R6 Special Provision (h-18*R6-5(*)) Zone and a Holding Residential R6 Special Provision (h-18*R6-5(**)) Zone.

2. Section Number 10.4 e) of the Residential (R6) Zone is amended by adding the following Special Provisions:

R6-5(*) 300 Princess Avenue

a. Permitted Uses

- i) Single detached dwelling
- ii) Semi-detached dwelling
- iii) Duplex dwelling
- iv) Townhouse dwelling
- v) Apartment building

b. Regulations

- | | |
|---|--|
| i) Lot Area
(Minimum) | 747.6 square metres |
| ii) Front Yard Depth
(Minimum) | As existing on the date
of the passing of the by-law
(5.7 metres) |
| iii) East Interior Side
Yard Depth (Minimum) | 0.7 metres |
| iv) West Interior Side
Yard Depth (Minimum) | 2.5 metres to portions of the
existing building on the date of
the passing of the by-law; 1.9
metres to any additions or
expansions to the existing
building after the date of the
passing of the by-law |
| v) Density
(Maximum) | 129 units per hectare |
| vi) Driveway Width | 6.7 metres shared with the
property to the east |

3. Section Number 10.4 e) of the Residential (R6) Zone is amended by adding the following Special Provisions:

R6-5(**) 306 Princess Avenue

a. Permitted Uses

- i) Single detached dwelling
- ii) Semi-detached dwelling
- iii) Duplex dwelling
- iv) Townhouse dwelling
- v) Apartment building

b. Regulations

- | | |
|---|---|
| i) Lot Area
(Minimum) | 738.5 square metres |
| ii) Front Yard Depth
(Minimum) | As existing on the date
of the passing of the by-law
(5.7 metres) |
| iii) East Interior Side
Yard Depth (Minimum) | 1.1 metres to the existing
covered porch on the date of the
passing of the by-law; 3.3 metres
to portions of the existing building
on the date of the passing of the
by-law; 1.4 metres to any
additions or expansions to the
existing building after the date of
the passing of the by-law |
| iv) West Interior Side
Yard Depth (Minimum) | 1.0 metres |
| v) Density
(Maximum) | 129 units per hectare |
| vi) Driveway Width | 6.7 metres shared with the
property to the west |

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.

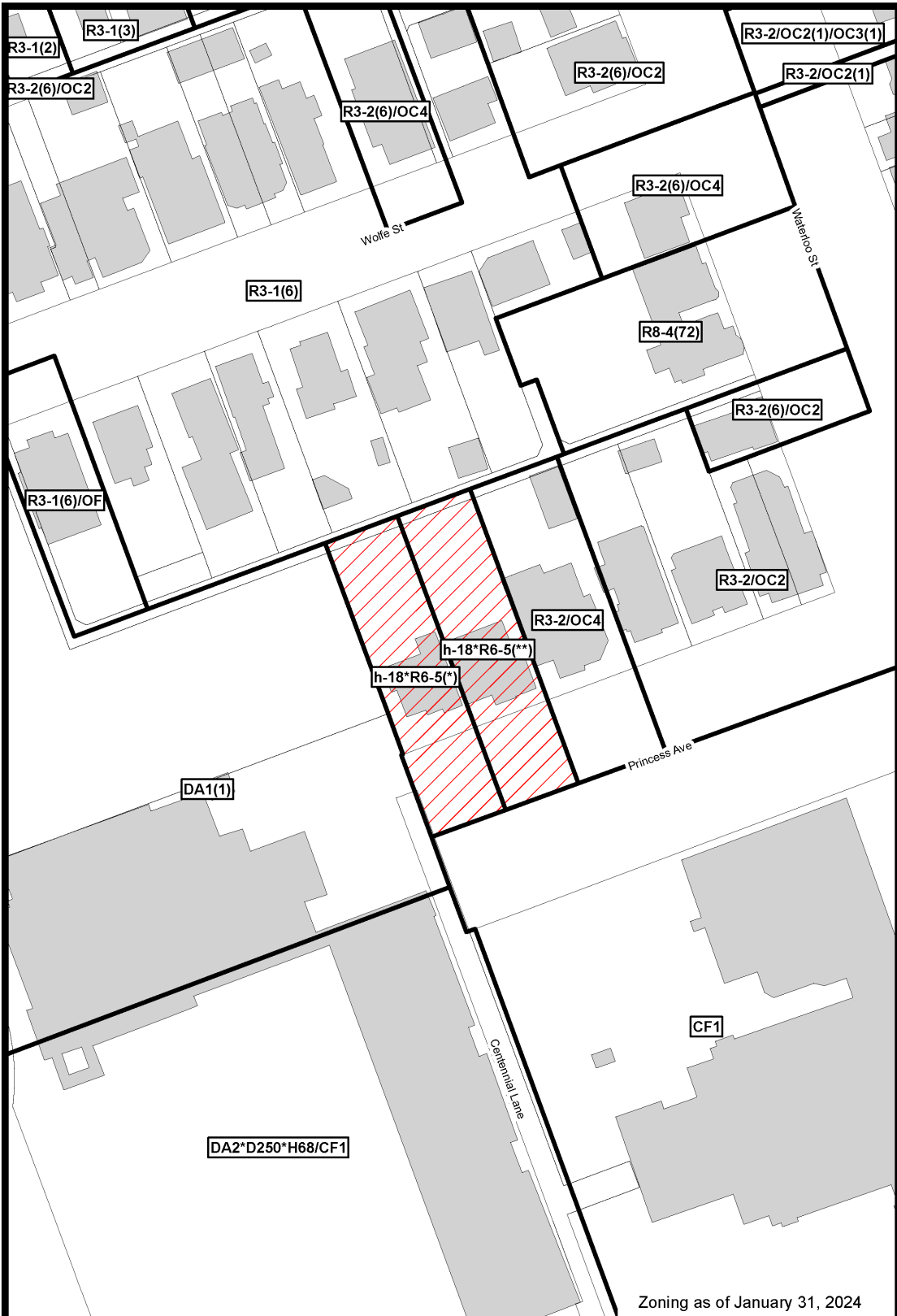
PASSED in Open Council on April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


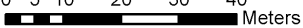

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

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



Zoning as of January 31, 2024

<p>File Number: OZ-9688 Planner: CM Date Prepared: 2023/02/13 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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