

Bill No. 92
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 475 Wharncliffe
Road South

WHEREAS this amendment to the Zoning By-law Z.-1 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 475 Wharncliffe Road South, as shown on the attached
map comprising part of Key Map No. A107, **FROM** a Restrictive Service Commercial
(RSC2/RSC4) Zone **TO** a Restrictive Service Commercial Special Provision
(RSC2/RSC4(_)) Zone.

2. Section Number 28.4 of the Restrictive Service Commercial RSC4 Zone is
amended by adding the following Special Provisions:

RSC4() 475 Wharncliffe Road South

a. Additional Permitted Use:

- i. Retail stores;
- ii. Bakeries;
- iii. Clinics (medical/dental);
- iv. Private clubs;
- v. Restaurants (with drive-through);

b. Regulations

- | | |
|--|--|
| i. Rear Yard Setback (Minimum) | As existing on the date of passing this by-law (4.2 metres). |
| ii. Exterior Side Yard Setback (Minimum) | As existing on the date of passing this by-law (7.7 metres). |
| iii. Landscaped Open Space (Minimum) | As existing on the date of passing this by-law (0.0%). |
| iv. Parking Setback from Ultimate Road Allowance (Minimum) | As existing on the date of passing this by-law (0.0 metres). |
| v. Lot Depth (Minimum) | As existing on the date of passing this by-law (57.2 metres). |
| vi. Lot Coverage (Maximum) | As existing on the date of passing this by-law (35.2%). |

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.

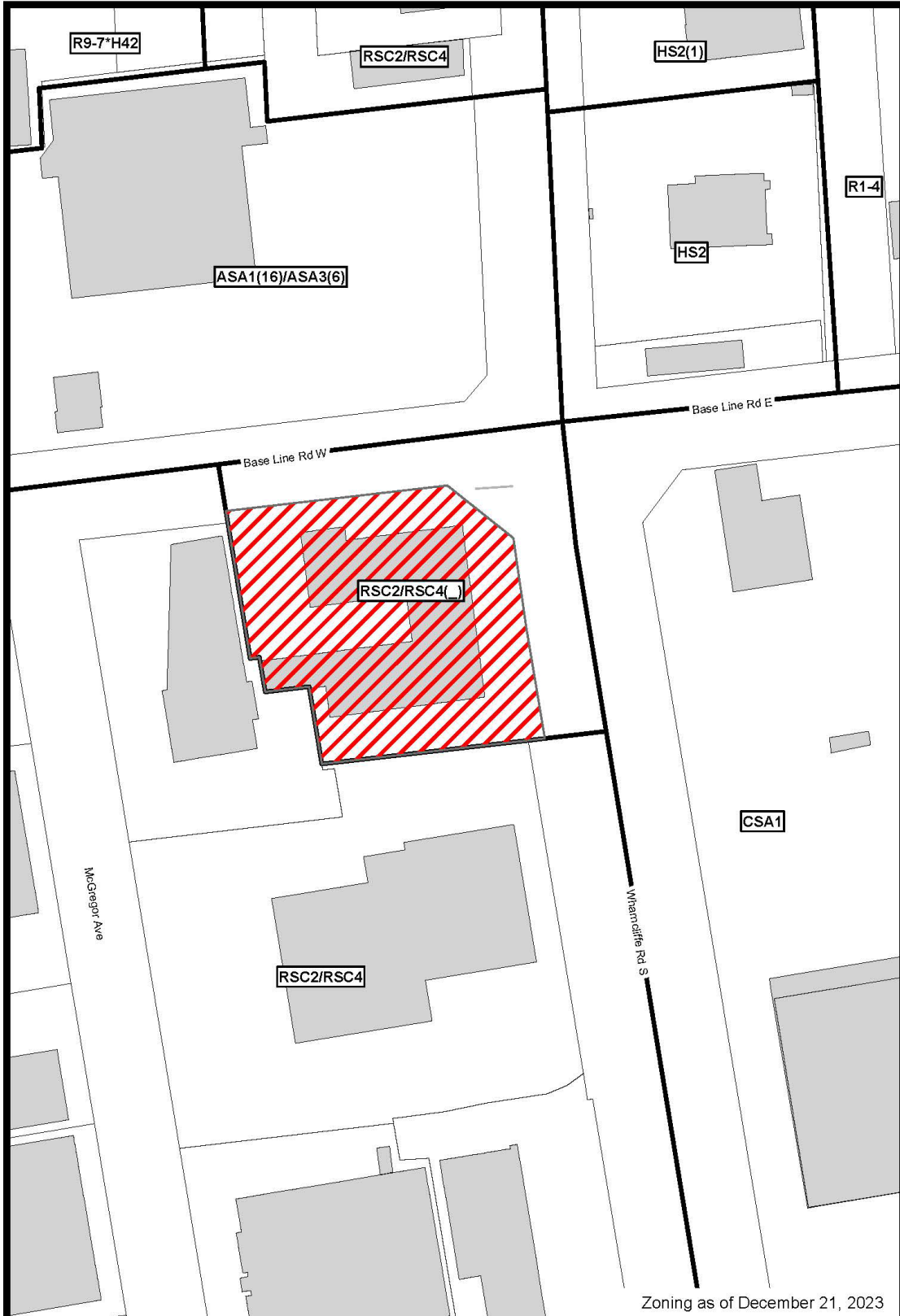
PASSED in Open Council on March 5, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – March 5, 2024
Second Reading – March 5, 2024
Third Reading – March 5, 2024

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



File Number: Z-9687

Planner: BH

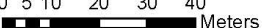
Date Prepared: 2024/01/15

Technician: JI

By-Law No: Z.-1-

SUBJECT SITE 

1:1,200

0 5 10 20 30 40
 Meters

