

Bill No. 93
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 1467 Wharncliffe
Road South

WHEREAS Nabataeans Homes has applied to rezone an area of land located at 1467 Wharncliffe Road South, as shown of the map attached to this by-law, as set out below;

AND 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 1467 Wharncliffe Road South, as shown on the attached map comprising part of Key Map No. A111, **FROM** an Urban Reserve (UR4) Zone **TO** a holding Residential R8 Special Provision (h-149*R8-4(____)) Zone.

2. Section Number 12.4 of the Residential R8-4 Zone is amended by adding the following Special Provisions:

R8-4 (____) 1467 Wharncliffe Road South

a. Regulations

- | | | |
|------|---|------------------|
| i) | Density – Units per hectare
(maximum) | 77 |
| ii) | Front Yard Setback
(minimum) | 4.5m (15.1 feet) |
| iii) | Exterior Side Yard Setback
(minimum) | 5.3m (18.0 feet) |
| iv) | Parking Setback from Westerly Lot Line
(minimum) | 2.0m (6.6 feet) |

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 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.

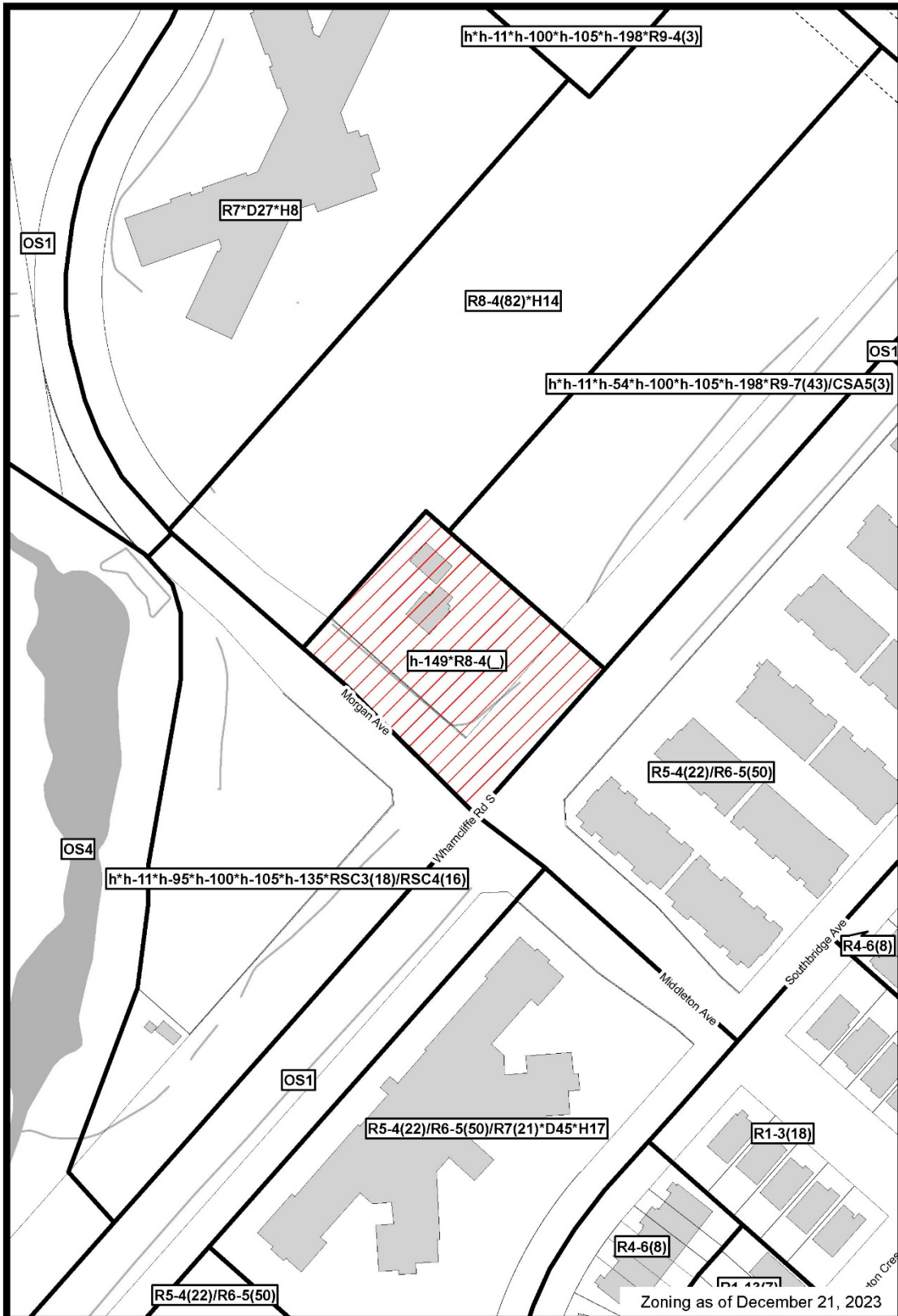
PASSED in Open Council on March 5, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


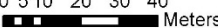

Michael Schulthess
City Clerk

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

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



Zoning as of December 21, 2023

<p>File Number: OZ-9680 Planner: ID Date Prepared: 2024/01/17 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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