

Bill No. 162
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 6555 & 6595 Royal Magnolia Avenue.

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 6555 & 6595 Royal Magnolia Avenue, as shown on the attached map comprising part of Key Map No. A110, **FROM** a Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone **TO** a Residential R9 Special Provision (R9-7()*H24) Zone.

2. Section Number 13.4 of the Residential (R9) Zone is amended by adding the following Special Provisions:

R9-7() 6555 & 6595 Royal Magnolia Avenue

- a) Additional Permitted Uses, restricted to the ground floor
 - i) Bake shop
 - ii) Convenience service establishments
 - iii) Convenience stores
 - iv) Craft brewery
 - v) Day care centres
 - vi) Dog or domestic cat grooming
 - vii) Florist shops
 - viii) Food stores
 - ix) Live-work
 - x) Personal service establishments
 - xi) Pharmacies
 - xii) Restaurants, eat-in
 - xiii) Restaurants, take-out
 - xiv) Retail
 - xv) Studios
- b) Regulations
 - i) For the purpose of Zoning, Royal Magnolia Avenue is considered to be the front lot line.
 - ii) Front and Exterior Side Yard Depth (minimum): 3.0 metres
 - iii) Exterior Side Yard Depth (maximum): 9.0 metres
 - iv) Rear Yard Depth (minimum): 19.0 metres
 - v) Density (maximum): 165 units per hectare
 - vi) Height (maximum): 24.0m (6 storeys)
 - vii) Ground floor height (minimum): 4.0m
 - viii) Ground floor commercial floor space (minimum): 200 square metres.
 - ix) Drive-through facilities shall not be permitted.

- x) Parking and drive aisles shall not be permitted in the front and exterior side yards.

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.

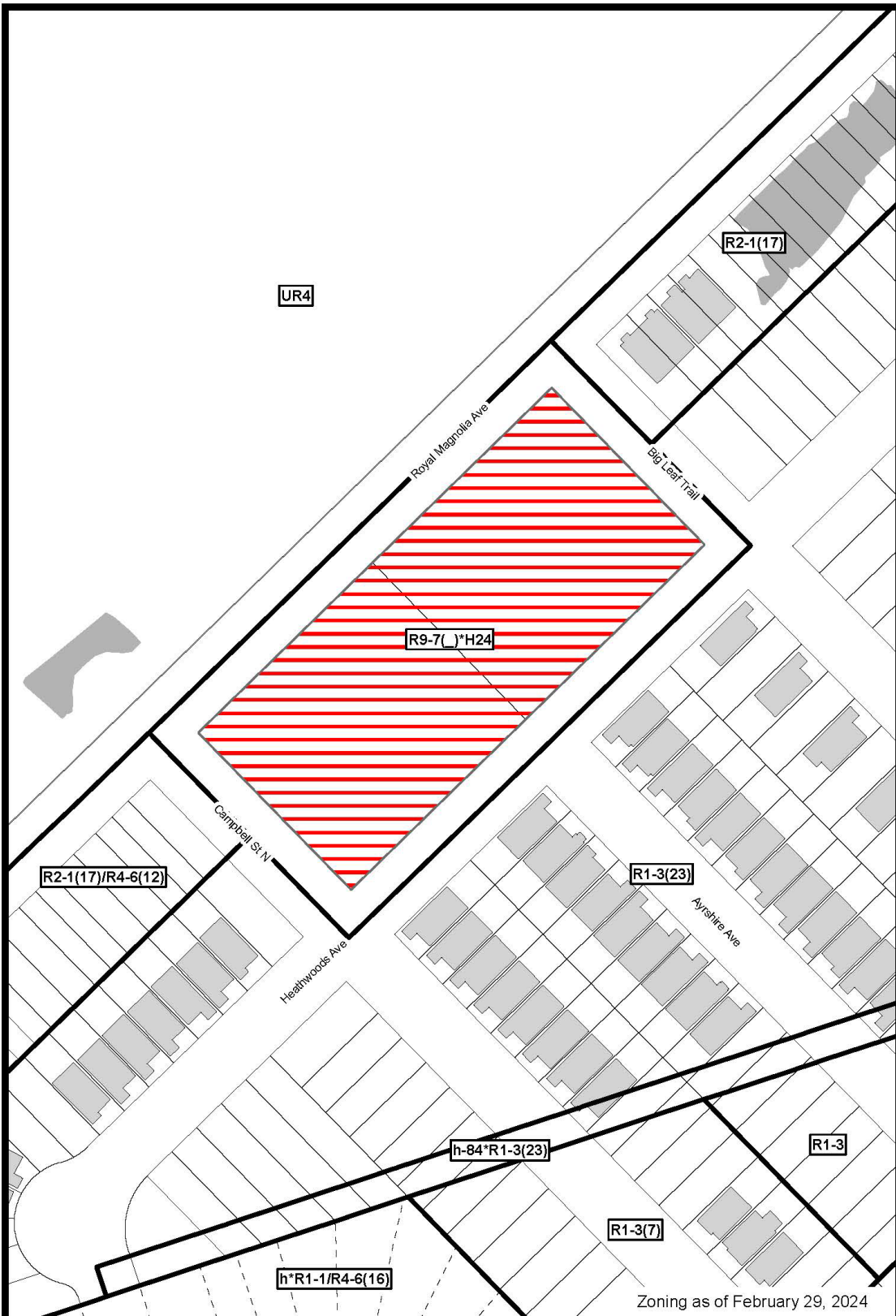
PASSED in Open Council on May 14, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – May 14, 2024
Second Reading – May 14, 2024
Third Reading – May 14, 2024

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



File Number: OZ-9702
Planner: MH
Date Prepared: 2024/04/08
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters 

