

Bill No. 165  
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 2331 Kilally Road and 1588 Clarke Road.

WHEREAS Sifton Properties Limited has applied to rezone an area of land located at 2331 Kilally Road and 1588 Clarke Road, as shown on 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 2331 Kilally Road and 1588 Clarke Road, as shown on the attached map comprising part of Key Map No. A104, from an Urban Reserve UR4 Zone, an Urban Reserve/Temporary (UR4•T-56) Zone and a Holding Urban Reserve (h-2•UR4) Zone to a Holding Residential R1 (h-17•h-100•R1-4) Zone; a Holding Residential R1 Special Provision (h-17•h-100•R1-4(21)) Zone; a Holding Residential R1/Residential R3 Special Provision (h-17•h-100•R1-3/R3-1(\*)) Zone; a Holding Residential R1/Residential R3 Special Provision/Residential R4 Special Provision (h-17•h-100•R1-1/R3-1(\*\*)/R4-6(\_)) Zone; a Holding Residential R1/Residential R3 Special Provision/Residential R4 Special Provision (h-17•h-100•R1-2/R3-1(\*\*)/R4-6(\_)) Zone; a Holding Residential R3/Residential R4 Special Provision/Residential R5/Residential R6/Residential R7/Residential R8 (h-17•h-100•R3-3/R4-6(\_)/R5-7/R6-5/R7•H20•D100/R8-4•H20•D100) Zone; an Open Space OS1 Zone; and an Open Space OS4/OS5 Zone.

2. Section Number 4.21 Street Classifications – Specific Roads is amended by deleting the street classification of Kilally Road, from Clarke Road to 200 metres east of Clarke Road, as a 'Proposed Arterial'.

3. Section Number 7.4 of the Residential (R3) Zone is amended by adding the following Special Provision:

R3-1(\*) 2331 Kilally Road and 1588 Clarke Road

- a) Prohibited Use
  - i) Fourplex dwellings

4. Section Number 7.4 of the Residential (R3) Zone is amended by adding the following Special Provision:

R3-1(\*\*) 2331 Kilally Road and 1588 Clarke Road

- a) Prohibited Uses
  - i) Triplex dwellings
  - ii) Fourplex dwellings

5. Section Number 8.4 of the Residential (R4) Zone is amended by adding the following Special Provision:

R4-6(\_) 2331 Kilally Road and 1588 Clarke Road

- a) Regulations

- |                               |                     |
|-------------------------------|---------------------|
| i) Lot Frontage<br>(Minimum)  | 6.7 metres per unit |
| ii) Lot Coverage<br>(Maximum) | 50 percent          |

6. 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.

7. 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.

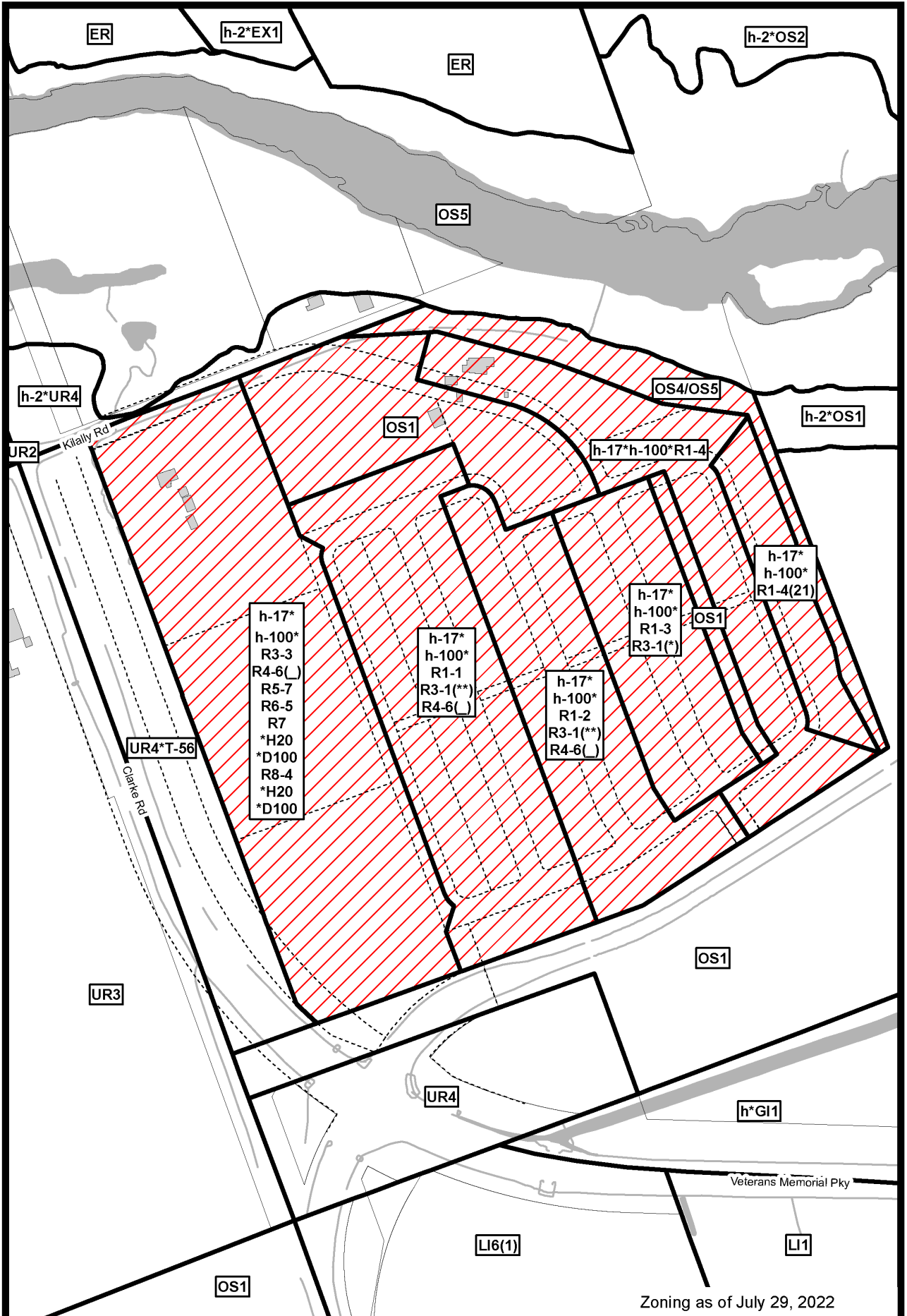
PASSED in Open Council on May 14, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

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-9244/39T-20502

Planner: LM

Date Prepared: 2024/03/25

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE



1:4,000

