

Bill No. 232
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 1806 Avalon Street.

WHEREAS 2126983 Ontario Inc. has applied to rezone an area of land located at 1806 Avalon Street (Concession 1, Part Lot 5 Registered Plan No. 33R6847 Parts 2 to 4), as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning 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 1806 Avalon Street, as shown on the attached map comprising part of Key Map No. A108, from a Special Provision Residential R2 (R2-1(9)) Zone and a Special Provision Residential R2 (R2-3(3)) Zone to a Holding Residential R6 Special Provision (h-65*R6-5()) Zone.

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

R6-5() 1806 Avalon Street

a) Permitted Uses

i) Notwithstanding Section 10.2 5), Apartment Buildings, Fourplex Dwellings & Stacked Townhouse Dwellings shall not be permitted.

b) Regulations:

i) East Interior Side Yard Depth 6.0 metres (19.7 feet)
(Minimum)

ii) West Interior Side & Rear Yard 3.0 metres (9.8 feet)
Depth (Minimum)

iii) South Interior Side Yard Depth 2.5 metres (8.2 feet)
(Minimum)

iv) North Interior Side Yard Depth 30.0 metres (98.4 feet)
(Minimum)

v) Height (Maximum) 9.0 metres

c) Regulations for Existing Buildings:

i) Front Yard (minimum) as existing

ii) Interior Side Yard (Minimum) as existing

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.

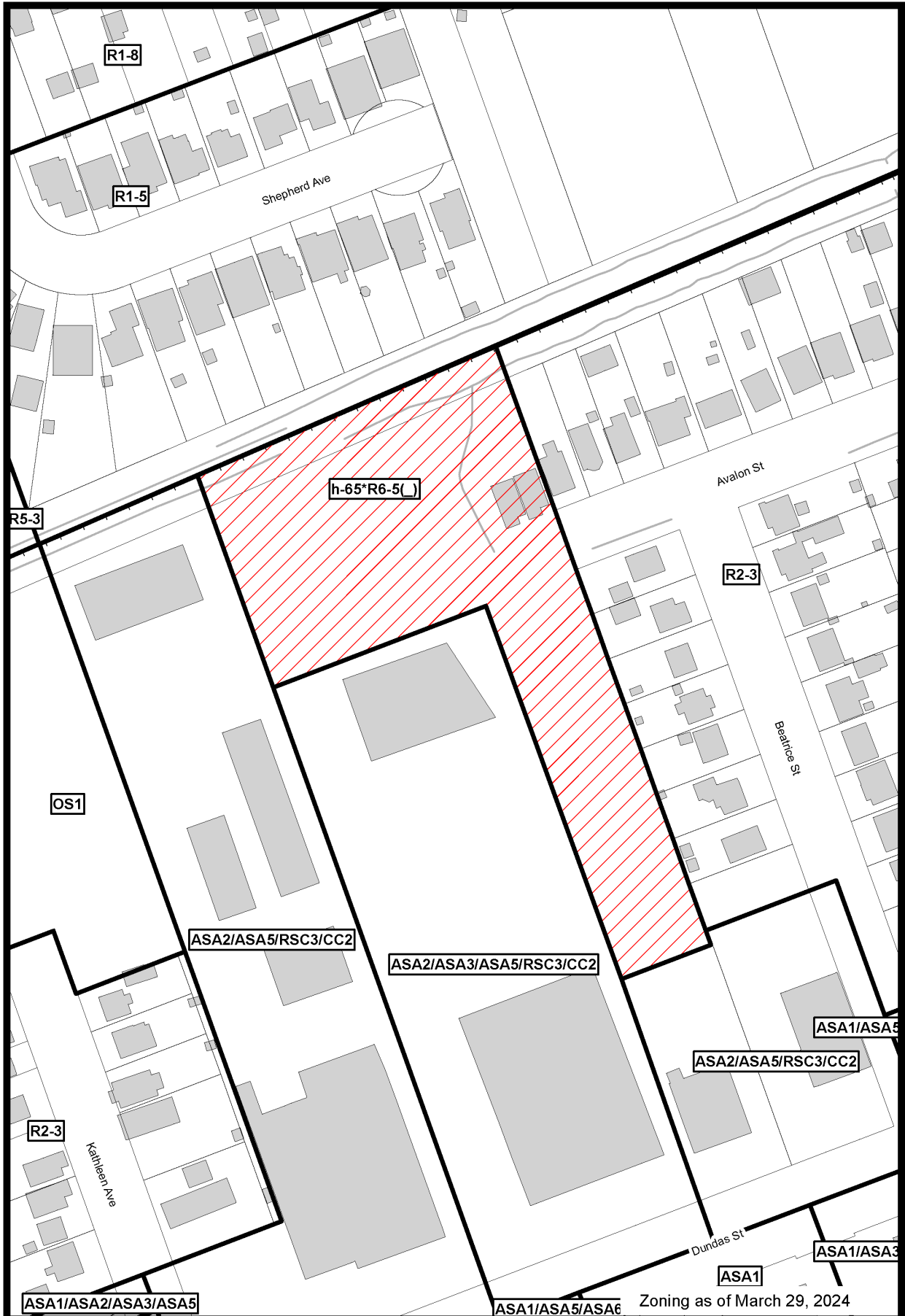
PASSED in Open Council on June 25, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 25, 2024
Second Reading – June 25, 2024
Third Reading – June 25, 2024

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



File Number: Z-8283

Planner: MC

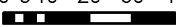
Date Prepared: 2024/04/29

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40
 Meters

