

Bill No. 255
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 1 Fallons Lane.

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 1 Fallons Lane, as shown on the attached map **FROM** a Neighbourhood Facility (NF1) Zone **TO** a Residential 8 Special Provision (R8-4()) Zone.
2. Section Number 12.4 of the Residential (R8) Zone is amended by adding the following Special Provisions:

R8-4()	1 Fallons Lane	
a)	Regulations	
i)	Front Yard Depth (Minimum)	4.3 metres
ii)	Interior (East) Side Yard Setback (Minimum)	2.9 metres
iii)	Building Height (Maximum)	22.0 metres
iv)	Density (Maximum)	182.5 units per hectare
v)	Bicycle Parking Spaces (Minimum)	26 long-term spaces and 5 short-term spaces

3. 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.

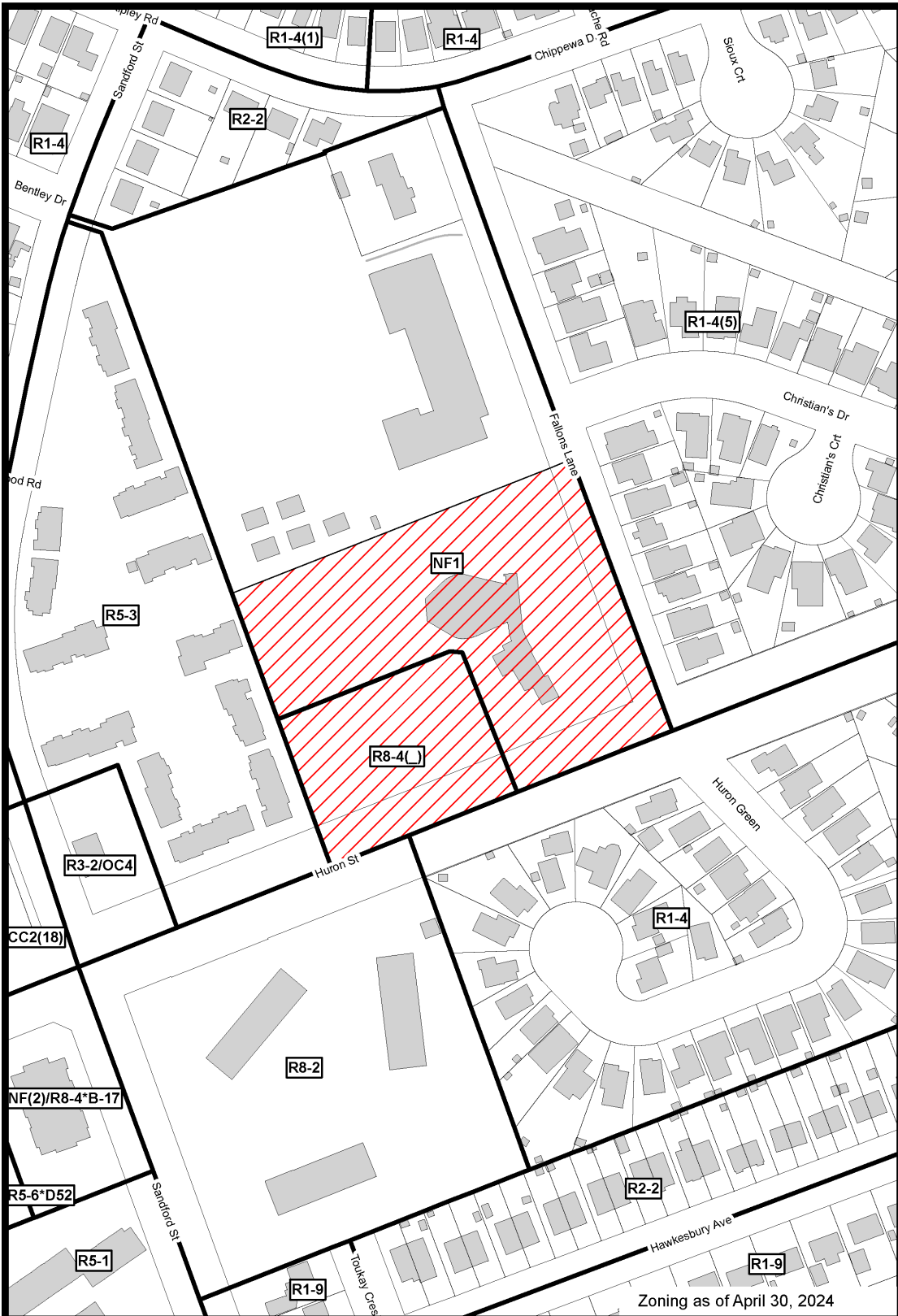
PASSED in Open Council on July 23, 2024, subject to the provisions of
PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – July 23, 2024
Second Reading – July 23, 2024
Third Reading – July 23, 2024

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



File Number: Z-9728
Planner: CC
Date Prepared: 2024/06/05
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters 