

Bill No. 256
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 3614, 3630 Colonel
Talbot Road and 6621 Pack Road

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 3614, 3630 Colonel Talbot Road and 6621 Pack Road, as shown on the attached map comprising part of Key Map No. A110, **FROM** a Urban Reserve (UR4) Zone **TO** a Residential R1 Special Provision (R1-4(_))Zone; two Residential R1 and R4 Special Provision (R1-4/R4-6(11)) Zones; two Residential R1 and R4 Special Provision (R1-4(_)/R4-6(11)) Zones; two Residential R4, R5, R6, R7 and R9 Special Provision (R4-6(11)/R5-7(*)/R6-5(*)/R7(*)/R9-5(*) Zones; a Neighbourhood Facility, R4, R5, R6, R7 and R9 Special Provision (NF/R4-6(11)/R5-7(**)/R6-5(**)/R7(**)/R9-5(**)) Zone; and, an Open Space (OS1) Zone.

2. Section Number 5.4 of the Residential (R1) Zone is amended by adding the following Special Provisions:

R1-4(_) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

a) Regulations

- i) Minimum lot frontage of 11 metres
- ii) Minimum exterior side yard setback of 2.5 metres
- iii) Minimum interior side yard setback of 1.2 metres
- iv) Minimum landscaped open space of 30 percent
- v) Maximum lot coverage of 45 percent

3. Section Number 9.4 of the Residential (R5) Zone is amended by adding the following Special Provisions:

R5-7(*) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

a) Regulations

- i) Minimum front yard setback of 4.5 metres
- ii) Minimum exterior side yard setback of 2.5 metres
- iii) Minimum interior side yard setback of 1.2 metres
- iv) Minimum rear yard setback of 4.5 metres
- v) Minimum 1 parking space per unit
- vi) Minimum landscaped open space of 25 percent
- vii) Maximum lot coverage of 50 percent
- viii) Maximum height of 6 storeys (20 metres)
- ix) Maximum density of 100 units per hectare

R5-7(**) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

a) Regulations

- i) Minimum front yard setback of 4.5 metres

- ii) Minimum exterior side yard setback of 2.5 metres
- iii) Minimum interior side yard setback of 1.2 metres
- iv) Minimum rear yard setback of 4.5 metres
- v) Minimum 1 parking space per unit
- vi) Minimum landscaped open space of 25 percent
- vii) Maximum lot coverage of 50 percent
- viii) Maximum height of 4 storeys (13 metres)
- ix) Maximum density of 100 units per hectare

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

R6-5(*) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

a) Regulations

- i) Minimum front yard setback of 4.5 metres
- ii) Minimum exterior side yard setback of 2.5 metres
- iii) Minimum interior side yard setback of 1.2 metres
- iv) Minimum rear yard setback of 4.5 metres
- v) Minimum 1 parking space per unit
- vi) Minimum landscaped open space of 25 percent
- vii) Maximum lot coverage of 50 percent
- viii) Maximum height of 6 storeys (20 metres)
- ix) Maximum density of 100 units per hectare

R6-5(**) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

a) Regulations

- i) Minimum front yard setback of 4.5 metres
- ii) Minimum exterior side yard setback of 2.5 metres
- iii) Minimum interior side yard setback of 1.2 metres
- iv) Minimum rear yard setback of 4.5 metres
- v) Minimum 1 parking space per unit
- vi) Minimum landscaped open space of 25 percent
- vii) Maximum lot coverage of 50 percent
- viii) Maximum height of 4 storeys (13 metres)
- ix) Maximum density of 100 units per hectare

5. Section Number 11.4 of the Residential (R7) Zone is amended by adding the following Special Provisions:

R7(*) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

a) Regulations

- i) Minimum front yard and exterior side yard setback of 6 metres
- ii) Minimum interior side yard and rear yard setback of 3 metres
- iii) Minimum landscaped open space of 25 percent
- iv) Maximum lot coverage of 50 percent
- v) Maximum height of 6 storeys (20 metres)
- vi) Maximum density of 100 units per hectare

R7(**) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

- a) Regulations
 - i) Minimum front yard and exterior side yard setback of 6 metres
 - ii) Minimum interior side yard and rear yard setback of 3 metres
 - iii) Minimum landscaped open space of 25 percent
 - iv) Maximum lot coverage of 50 percent
 - v) Maximum height of 4 storeys (13 metres)
 - vi) Maximum density of 100 units per hectare

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

R9-5(*) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

- a) Additional Permitted Uses
 - i) Stacked Townhouses
 - ii) Townhouses
- b) Regulations
 - i) Minimum front yard setback of 4.5 metres
 - ii) Minimum exterior side yard setback of 2.5 metres
 - iii) Minimum interior side yard setback of 1.2 metres
 - iv) Minimum rear yard setback of 4.5 metres
 - v) Minimum 1 parking space per unit
 - vi) Maximum lot coverage of 50 percent
 - vii) Maximum height of 14 metres for townhouses and stacked townhouses
 - viii) Maximum height of 6 storeys (20 metres) for all other uses
 - ix) Maximum density of 100 units per hectare

R9-5(**) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

- a) Additional Permitted Uses
 - i) Stacked Townhouses
 - ii) Townhouses
- b) Regulations
 - i) Minimum front yard setback of 4.5 metres
 - ii) Minimum exterior side yard setback of 2.5 metres
 - iii) Minimum interior side yard setback of 1.2 metres
 - iv) Minimum rear yard setback of 4.5 metres
 - v) Minimum 1 parking space per unit
 - vi) Maximum lot coverage of 50 percent
 - vii) Maximum height of 14 metres for townhouses and stacked townhouses
 - viii) Maximum height of 4 storeys (13 metres)
 - ix) Maximum density of 100 units per hectare

7. 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.

8. 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.

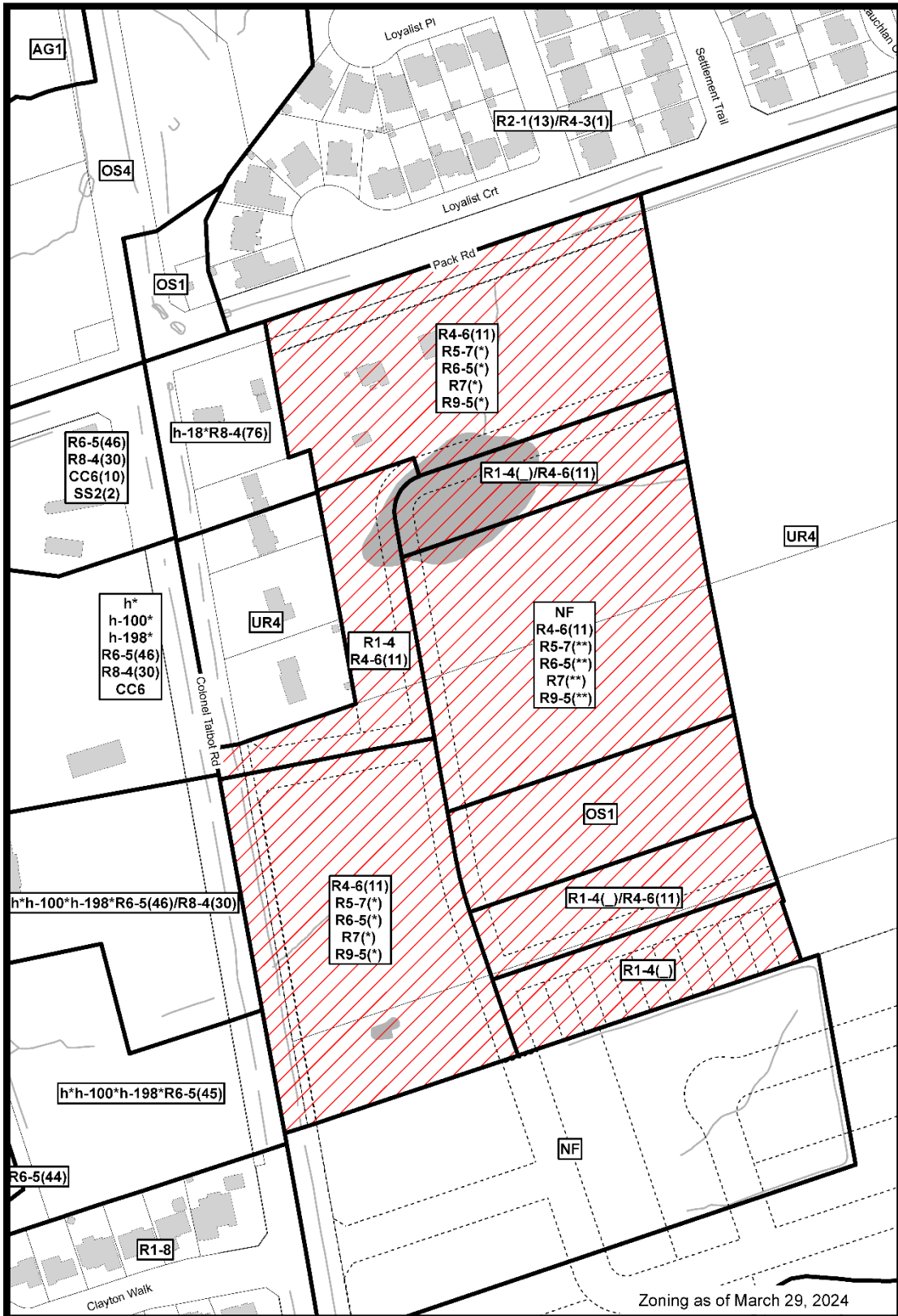
PASSED in Open Council on July 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


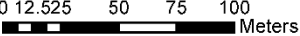

Michael Schulthess
City Clerk

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

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



Zoning as of March 29, 2024

<p>File Number: 39T-16509/Z-8720 Planner: AC Date Prepared: 2024/06/14 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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