

Bill No. 330
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 80 & 82 Base Line
Road West

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 80 & 82 Base Line Road West, as shown on the attached
map **FROM** a Residential R9 (R9-7*H45) Zone **TO** a Residential R9 Special Provision
(R9-7()*H30) Zone.

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

R9-7() 80 & 82 Base Line Road West

a) Regulations

- i) Front Yard Setback (minimum): 1.3 metres
- ii) Interior (East) Side Yard Setback (minimum): 5.4 metres
- iii) Interior (West) Side Yard Setback (minimum): 5.8 metres
- iv) Interior (West) Side Yard Encroachment (maximum): 4.9 metres
- v) Landscape Open Space (minimum): 29%
- vi) Density (maximum): 386 units per hectare
- vii) Height (maximum): 30.0 metres
- viii) Vehicle Parking Spaces (minimum): 22 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.

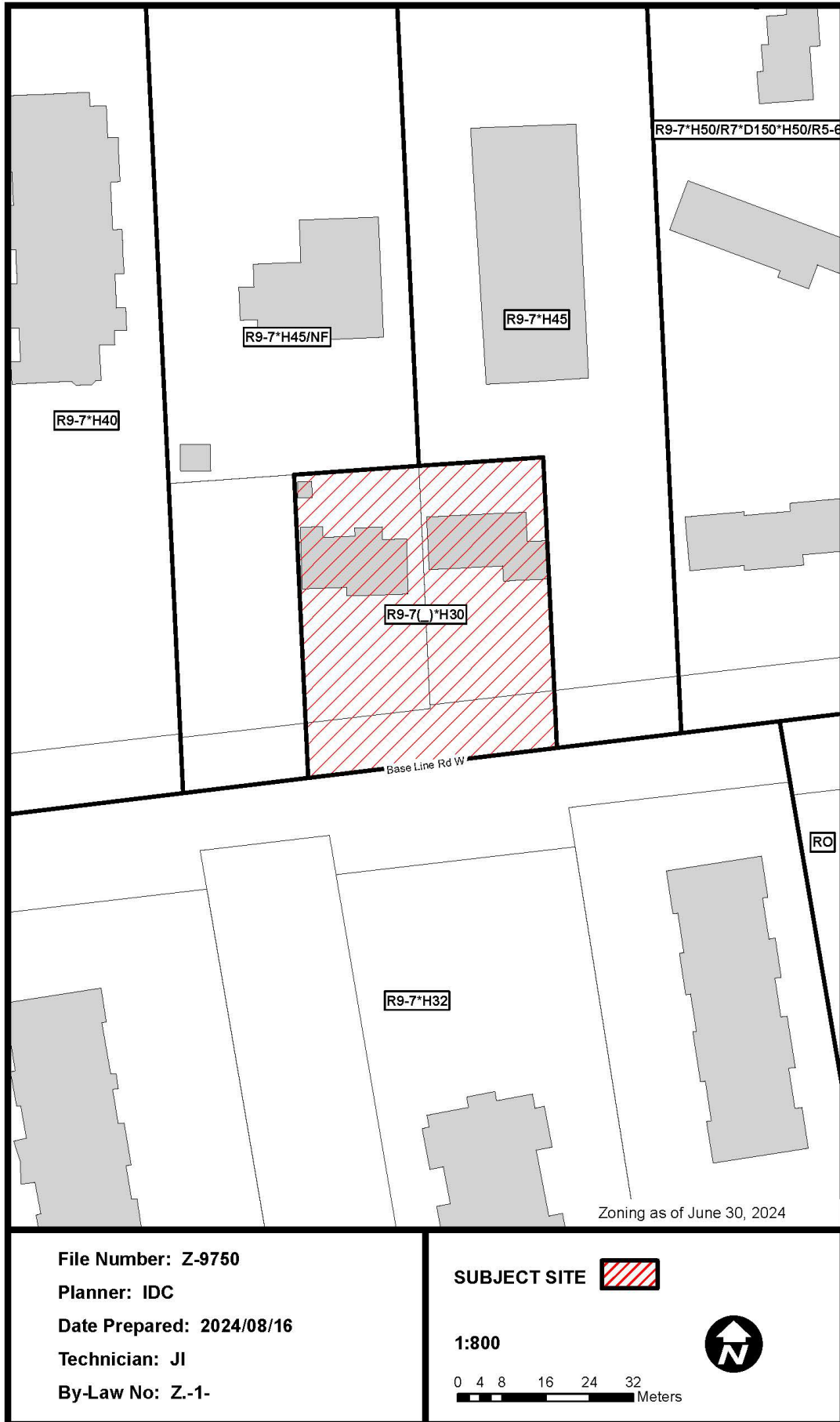
PASSED in Open Council on September 24, 2024, subject to the
provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – September 24, 2024
Second Reading – September 24, 2024
Third Reading – September 24, 2024

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



File Number: Z-9750
Planner: IDC
Date Prepared: 2024/08/16
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:800
0 4 8 16 24 32 Meters

