

Bill No. 331
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 1338-1388
Sunningdale Road East

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 1338-1388 Sunningdale Road East, as shown on the
attached map **FROM** a Residential R1 (R1-14) Zone, Urban Reserve (UR3) Zone, and a
holding Urban Reserve (h-2*UR3) Zone **TO** a holding compound Residential R5 Special
Provision/Residential R6 Special Provision/Residential R7 Special Provision (h*R5-
4()/R6-5()/R7*H22*D100) Zone, Open Space Special Provision (OS5(_)) Zone and
an Open Space (OS5) Zone.

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

R5-4() 1338-1388 Sunningdale Road East

a) Regulations

i) Front yard Setback (minimum): 4.5m

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

R6-5() 1338-1388 Sunningdale Road East

a) Regulations

i) Front yard Setback (minimum): 4.5m

ii) Density (maximum): 100 units per hectare

iii) Height (maximum): 22 m

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

R7() 1338-1388 Sunningdale Road East

a) Regulations

i) Front yard Setback (minimum): 4.5m

5) Section Number 36.4 e) of the Open Space (OS) Zone is amended by
adding the following Special Provisions:

OS5(_) 1338-1388 Sunningdale Road East

a) Additional Permitted Uses:

i) Ecological buffers, including naturalized low impact stormwater
management measures

6) 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.

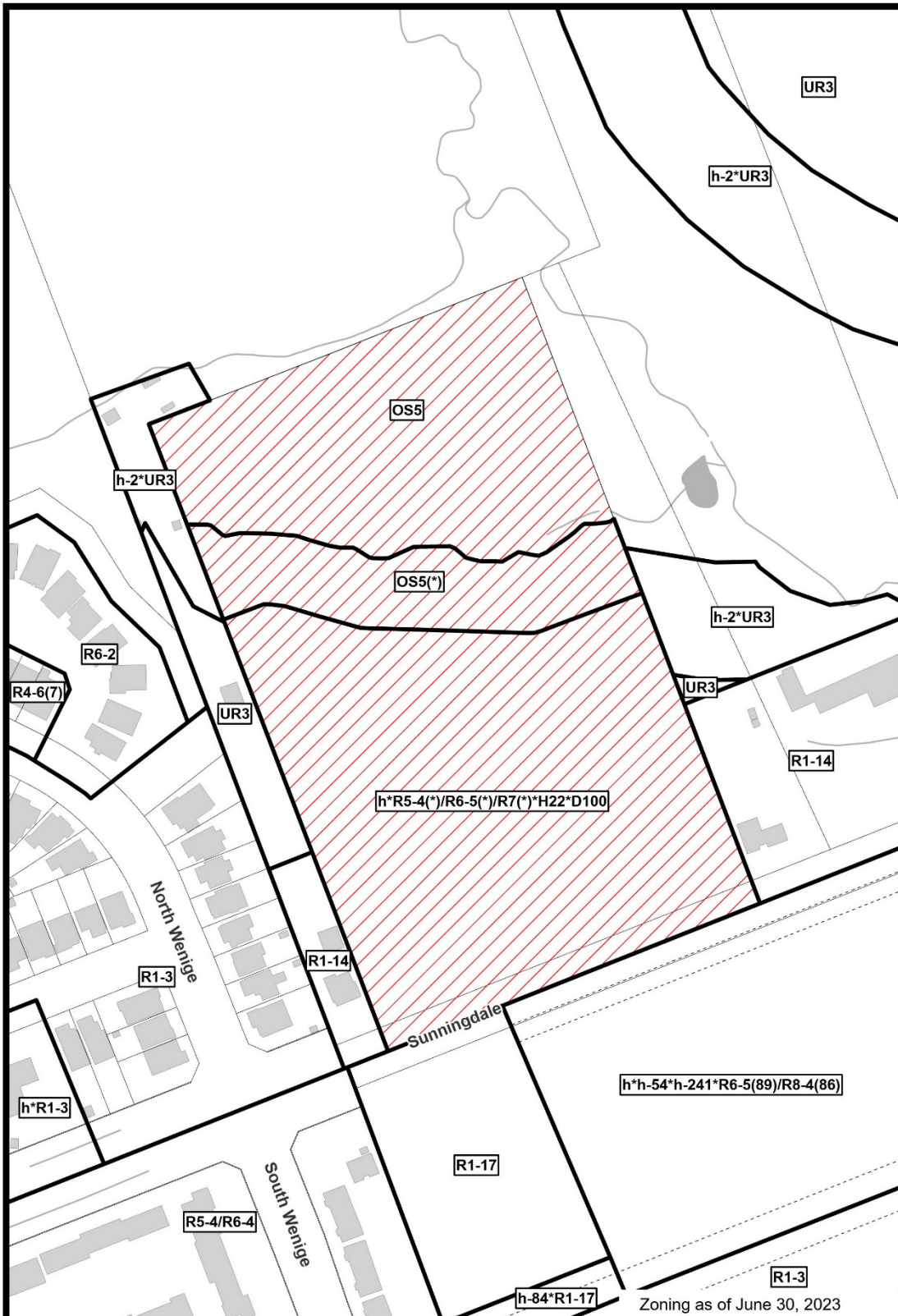
PASSED in Open Council on September 24, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

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-9740
 Planner: AR
 Date Prepared: 2024/08/26
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 25 50 Meters 