

Bill No. 350
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 32 Chesterfield Avenue.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

NOW 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 32 Chesterfield Avenue, as shown on the attached map **FROM** a Residential R4 (R4-3) Zone **TO** a Residential R2 (R2-1) Zone, a Residential R2 Special Provision (R2-1()) Zone, and an Open Space Special Provision (OS4()) Zone.

2. Section Number 6.4 of the Residential (R2) Zone is amended by adding the following Special Provisions:

R2-1() 32 Chesterfield Avenue

a) Regulations

i) Lot Frontage (Minimum) – 8.0 metres

ii) West Interior Side Yard Setback (Minimum) – As existing on the date of the passing of the by-law for existing buildings and structures

3. Section Number 36.4.d) of the Open Space (OS) Zone is amended by adding the following Special Provisions:

OS4() 32 Chesterfield Avenue

a) Permitted Uses

i) Conservation lands

ii) Conservation works

iii) Ecological buffers, including gardens

iv) Passive recreational uses

v) Existing buildings and structures on the date of the passing of the by-law

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 October 15, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – October 15, 2024
Second Reading – October 15, 2024
Third Reading – October 15, 2024

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



File Number: Z-9768

Planner: CC

Date Prepared: 2024/09/03

Technician: JI

By-Law No: Z.-1-

SUBJECT SITE



1:1,000

0 5 10 20 30 40 Meters

