Bill No. 26 2014 By-law No. Z.-1-14

A by-law to amend By-law No. Z.-1 to rezone an area of land located 3804 South Winds Drive

WHEREAS **Southside Group of Companies** have applied to rezone an area of land located at 3804 South Winds Drive, as shown on the map <u>attached</u> to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 562 this rezoning will conform 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 3804 South Winds Drive, as shown on the <u>attached</u> map, **from** an Agricultural (AG1) Zone, a Holding Agricultural (h-2•AG1) Zone, an Environmental Review (ER) Zone, a Holding Open Space (h-2•OS4) Zone, and an Open Space (OS5) Zone **to** a Holding Residential R1 Special Provision (h. h-161.h-162.h-163•R1-14(3)) Zone.
- 2. Section 3.8 "Holding "h" Zones" is amended by adding the following Holding Provisions:
 - h-161 *Purpose*: To ensure the proposed stormwater management system servicing serving this subdivision is constructed and operational, the holding provision shall not be deleted until these works have been completed to the satisfaction of the City.
 - h-162 *Purpose*: To ensure private individual sanitary disposal systems on each lot are installed in accordance with applicable recommendations and in compliance with the overall servicing strategy for this subdivision, the holding provision shall not be deleted until these works approved to the satisfaction of the City.
 - h-163 *Purpose*: To ensure private water wells on each lot are in compliance with the overall servicing strategy for this subdivision, the holding provision shall not be deleted until these works have been approved to the satisfaction of the City.
- 3. Section 5.4 "Special Provisions" is amended by adding the following Special Provision:

R1-14(3) Zone Variation

Regulation: i) Lot Area 3 000 square metres (32,292 square feet) (Minimum)

- 4. 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.
- 5. This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on December 3, 2013

Joe Fontana Mayor

Catharine Saunders City Clerk

First Reading - December 3, 2013 Second Reading - December 3, 2013 Third Reading - December 3, 2013

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

