

Bill No. 150  
2026

By-law No. Z.-1-26\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 6712 James Street.

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 6712 James Street, as shown on the attached map **FROM**  
a Residential R1 (Residential R1-10) Zone **TO** a Residential R1 Special Provision (R1-  
9(\*)) Zone, a Residential R1 Special Provision (R1-9(\*\*)) Zone, and a Residential R4  
Special Provision (R4-6(\*)) Zone.

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

- R1-9(\*) 6712 James Street
- a) Regulations
- i) Exterior Side Yard Depth (minimum) – 2.2 metres
- ii) Interior Side Yard Depth (minimum) – 1.2 metres

- R1-9(\*\*) 6712 James Street
- a) Regulations
- i) Rear Yard Depth (minimum) – 3.0 metres

3. Section Number 8.4 of the Residential R4 Zone is amended by adding the  
following Special Provisions:

- R4-6(\*) 6712 James Street
- a) Regulations
- i) Rear Yard Depth (minimum) – 3.5 metres where the ultimate lot  
depth of an individual lot is less than 32.0 metres
- ii) Interior Side Yard Depth Abutting a Residential R1 Zone  
(minimum) – 3.0 metres
- iii) Interior Side Yard Depth Not Abutting a Residential R1 Zone  
(minimum) – 1.2 metres, except that no side yard is required  
where an interior street townhouse unit is attached to another  
street townhouse unit and access to the rear yard is provided  
through a garage or easement.
- iv) Lot Coverage (maximum) – 50% where an individual lot area is  
less than 250m<sup>2</sup>
- v) Height (maximum) – 13.0 metres
- vi) Garages shall not project beyond the front façade of the dwelling  
or façade (front face) of any porch and shall not occupy more than  
50% of the lot frontage

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.

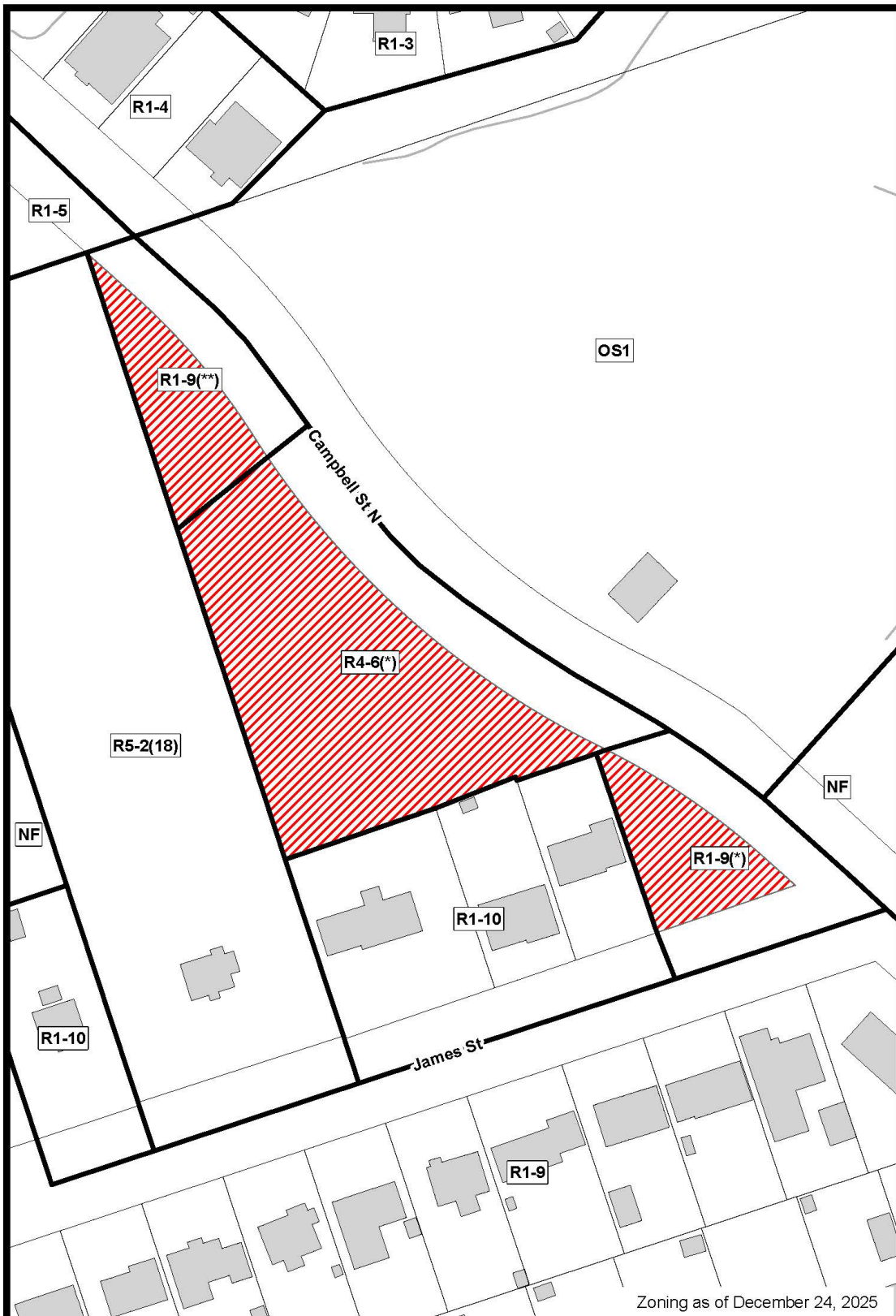
PASSED in Open Council on March 31, 2026, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – March 31, 2026  
Second Reading – March 31, 2026  
Third Reading – March 31, 2026

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



Zoning as of December 24, 2025

File Number: Z-26001

Planner: MV

Date Prepared: 2026/02/09

Technician: JI

By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 25 50 Meters

