

Bill No. 121
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2263 Dundas Street.

WHEREAS **York Development Group** has applied to rezone an area of land located at 2263 Dundas Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning 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 2263 Dundas Street, as shown on the attached map comprising part of Key Map No. A109, **from** a Highway Service Commercial/ Restricted Service Commercial (HS1/HS4/RSC2/RSC3/RSC4) Zone **to** a Restricted Service Commercial Special Provision (RSC2/RSC4(24)) Zone.

2. Section Number 28.4 of the Restricted Service Commercial (RSC) Zone is amended by adding the following Special Provision:

RCS4(24)	2263 Dundas Street		
a)	Additional Permitted Use		
i)	Retail stores devoted to the sale of footwear, apparel, and accessories for personal safety		
b)	Regulations		
i)	Gross Floor Area for Additional Permitted Uses (Maximum)	280m ² (3,014 sq. ft.)	
ii)	Exterior Side Yard Setback (Minimum)	1.5 metres (4.92 ft.)	
iii)	Rear Yard Setback (Minimum)	1.5 metres (4.92 ft.)	
iv)	Stacking Spaces for drive through facility (Minimum)		10
v)	Parking Spaces (Minimum)		88
vi)	Gross Floor Area for Convenience Store Use (Maximum)	326m ² (3,509 sq. ft.)	

3. 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.

4. This By-law shall come into force and be deemed to come into force 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.

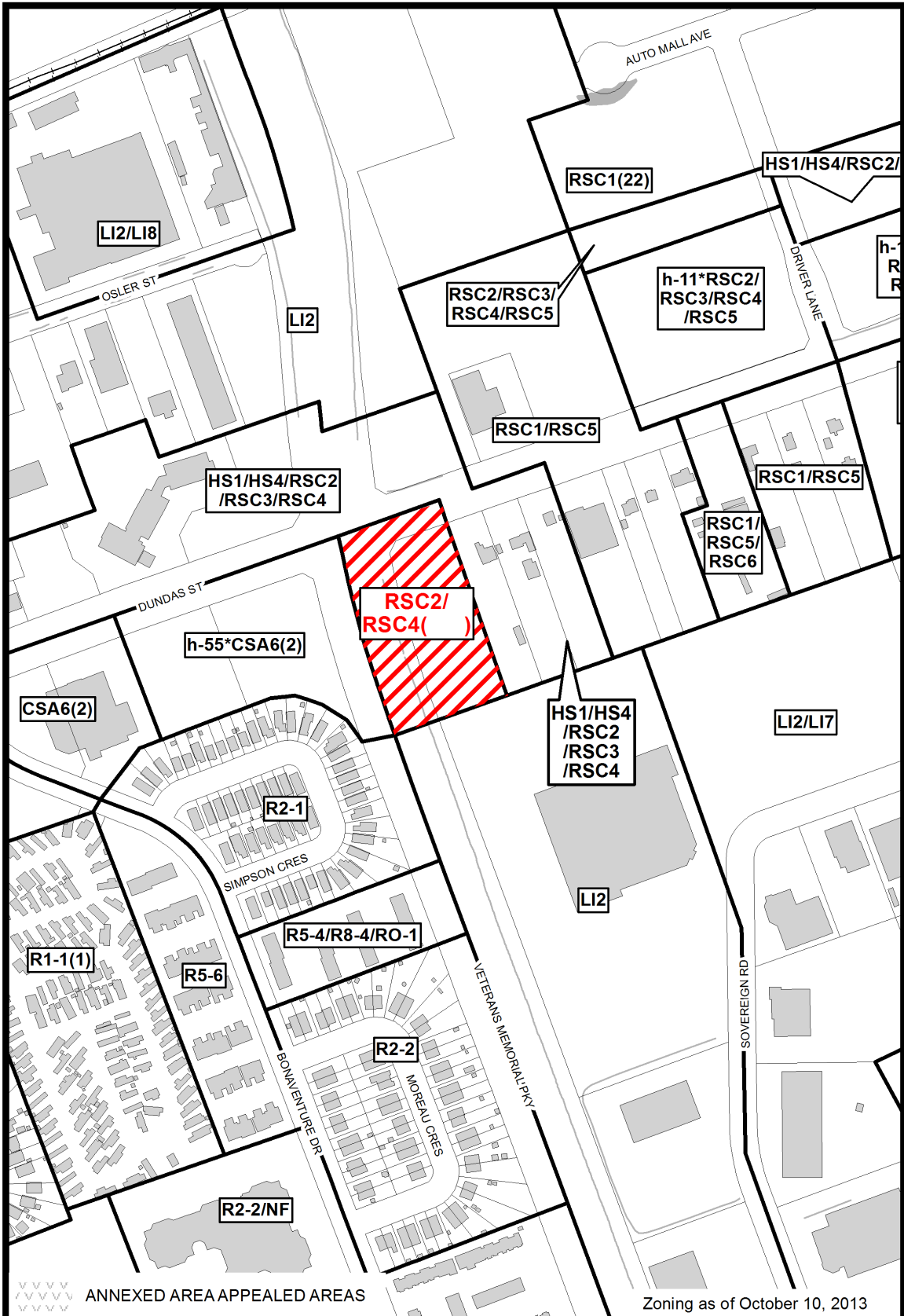
PASSED in Open Council on February 25, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - February 25, 2014
Second Reading - February 25, 2014
Third Reading - February 25, 2014

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



File Number: Z-8273

Planner: AW

Date Prepared: 2013/10/30

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE 

1:3,650

0 15 30 60 90 120 Meters 