

Bill No. 266
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 2237 Wharnccliffe Road South.

WHEREAS **Craig and Marcia White** have applied to rezone an area of land located at 2237 Wharnccliffe Road South, 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 2237 Wharnccliffe Road South, as shown on the attached map comprising part of Key Map No. A110, **from** a Holding Arterial Commercial Special Provision (h-17*AC1(3)) Zone **to** a Holding Arterial Commercial Special Provision (h-17*AC1(__)) Zone.

2. Section Number 26 of the Arterial Commercial (AC1) Zone is amended by adding the following Special Provision:

AC1(__) 2237 Wharnccliffe Road South

a) Permitted Uses within existing building:

- i) Uses within the AC1 zone;
- ii) Clinics;
- iii) Medical/dental offices;
- iv) Wellness centres;
- v) Retail Stores;
- vi) Offices.

b) Regulations

- i) Gross Floor Area for Additions (m²) (maximum) 65 m² (700 square feet) for Retail Store and Offices.
- ii) Interior Side Yard Depth (s/w) (existing building) 0.5m (1.65 feet)
- iii) A maximum of 4 dental suites (wet/dry service chairs as defined by the Ontario Building Code), will be permitted on the property while site/use is serviced by any form of private sanitary sewage system.
- iv) No front yard parking.

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.

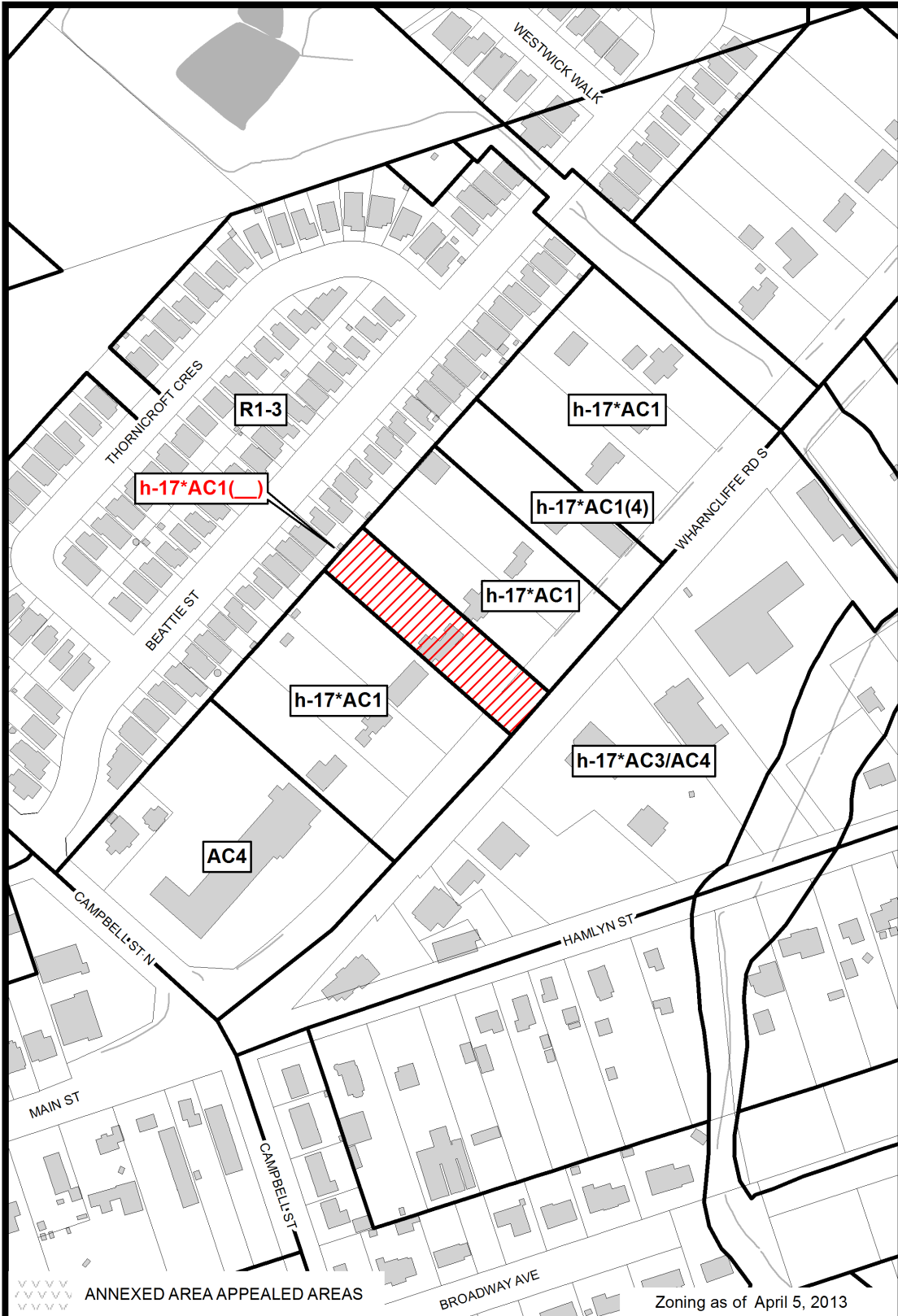
PASSED in Open Council on May 20, 2014.



Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – May 20, 2014
Second Reading - May 20, 2014
Third Reading - May 20, 2014

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



<p>File Number: Z-8163 Planner: MC Date Prepared: 2013/05/16 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p> 
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