

Bill No. 295
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 360 Crumlin Sideroad, 3301 and 3345 Gore Road.

WHEREAS **Chris Havaris** has applied to rezone an area of land located at 360 Crumlin Sideroad, 3301 and 3345 Gore Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ____ 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 3345 Gore Road, as shown on the attached map comprising part of Key Map No. A.109, **from** an Agricultural (AG1) Zone **to** a Holding Agricultural Special Provision (h-(_)•AG1()) Zone.

2. Section Number 45.4 of the Agricultural (AG) Zone is amended by adding the following Special Provision:

- | | |
|--------|--|
| AG1() | 3345 Gore Road |
| a) | Additional Permitted Use |
| i) | Single Detached Dwelling |
| b) | Regulation |
| i) | Lot Area 0.6 ha (1.5 acres)
(Minimum) |
| ii) | Lot Frontage 44.5 metres (146 feet)
(Minimum) |

3. Section 3.8(2) of the Holding Zone Provisions Section to By-law Z.-1 is amended by adding the following holding provisions:

h-__ Purpose:

A qualified acoustical consultant prepare; and have accepted by the City of London, a noise study concerning the impact of traffic noise from Gore Road and the Crumlin Sportsmen's Association upon the proposed development lots. The noise study shall include projected noise levels and recommendations for noise abatement in accordance with Ministry of Environment standards. The plans for all dwelling units shall be reviewed and certified by a qualified acoustical engineer before building permits are issued, to ensure that they incorporate the recommended indoor and outdoor noise control measures outlined in the accepted noise study; and the Owner's qualified acoustical consultant and architect shall, upon completion of construction of the accepted noise abatement measures and prior to issuance of occupancy permits, certify the work has been carried out in accordance with the accepted noise study.

Permitted Interim Uses: All uses permitted in the AG1 Zone except for "Farm Dwellings".

4. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 360 Crumlin Sideroad, as shown on the attached map compromising part of Key Map No. A.109, **from** a Residential R1 (R1-17) Zone **to** a Residential R1 Special Provision (R1-16(__)) Zone.

5. Section Number 5.4 of the Residential (R1-16) Zone is amended by adding the following Special Provision:

R1-16(__)

a) Regulations

iii) Lot Area 1.0 hectare (2.47 acres)
(Minimum)

iv) Front Yard Setback 50 metres (164 feet)
along Crumlin Sideroad
(Minimum)

6. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3301 Gore Road, as shown on the attached map compromising part of Key Map No. A.109, **from** an Agricultural/Holding Open Space/Residential R1 (AG1/h-2-OS4/R1-17) Zone **to** an Open Space (OS4) Zone.

7. 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.

8. 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.

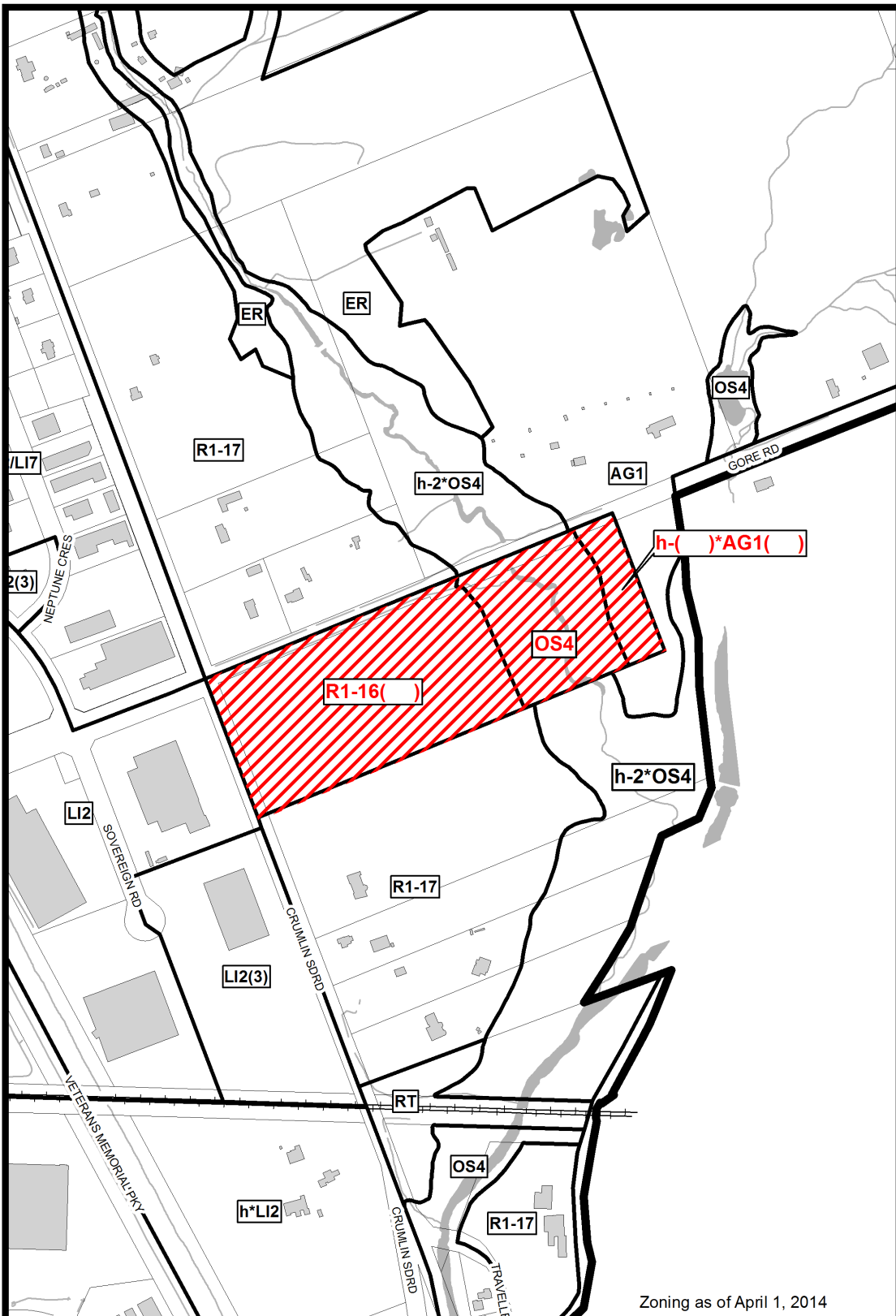
PASSED in Open Council on June 10, 2014.

Joe Fontana
Mayor


Catharine Saunders
City Clerk

First Reading – June 10, 2014
Second Reading – June 10, 2014
Third Reading – June 10, 2014

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



File Number: OZ-8188
 Planner: MC
 Date Prepared: 2014/05/12
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters

