

Bill No. 327  
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 83, 85 and 89 Ridout Street South.

WHEREAS **Tricar Developments Inc.** have applied to rezone an area of land located at 83, 85 and 89 Ridout Street 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 83, 85 and 89 Ridout Street South, as shown on the attached map comprising part of Key Map No. A107, **from** a Residential R3/Office Conversion (R3-1/OC4) Zone and a Neighbourhood Facility (NF) Zone **to** a Residential R9 Special Provision (R9-3(\_))\*H14 Zone.

2. Section Number 13 of the Residential R9 (R9-3)) Zone is amended by adding the following Special Provision:

R9-3(____)	83, 85 and 89 Ridout Street South
a)	Regulations
i)	Interior Side Yard (South) (Minimum) 4.0 meters (13 feet)
ii)	Interior Side Yard (North) (Minimum) 5.5 meters (18 feet)
iii)	Front yard setback (Minimum) 2.7meters (8.1feet)
iv)	Lot coverage (Maximum) 31%
v)	Density (Maximum) 85 units per hectare

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.

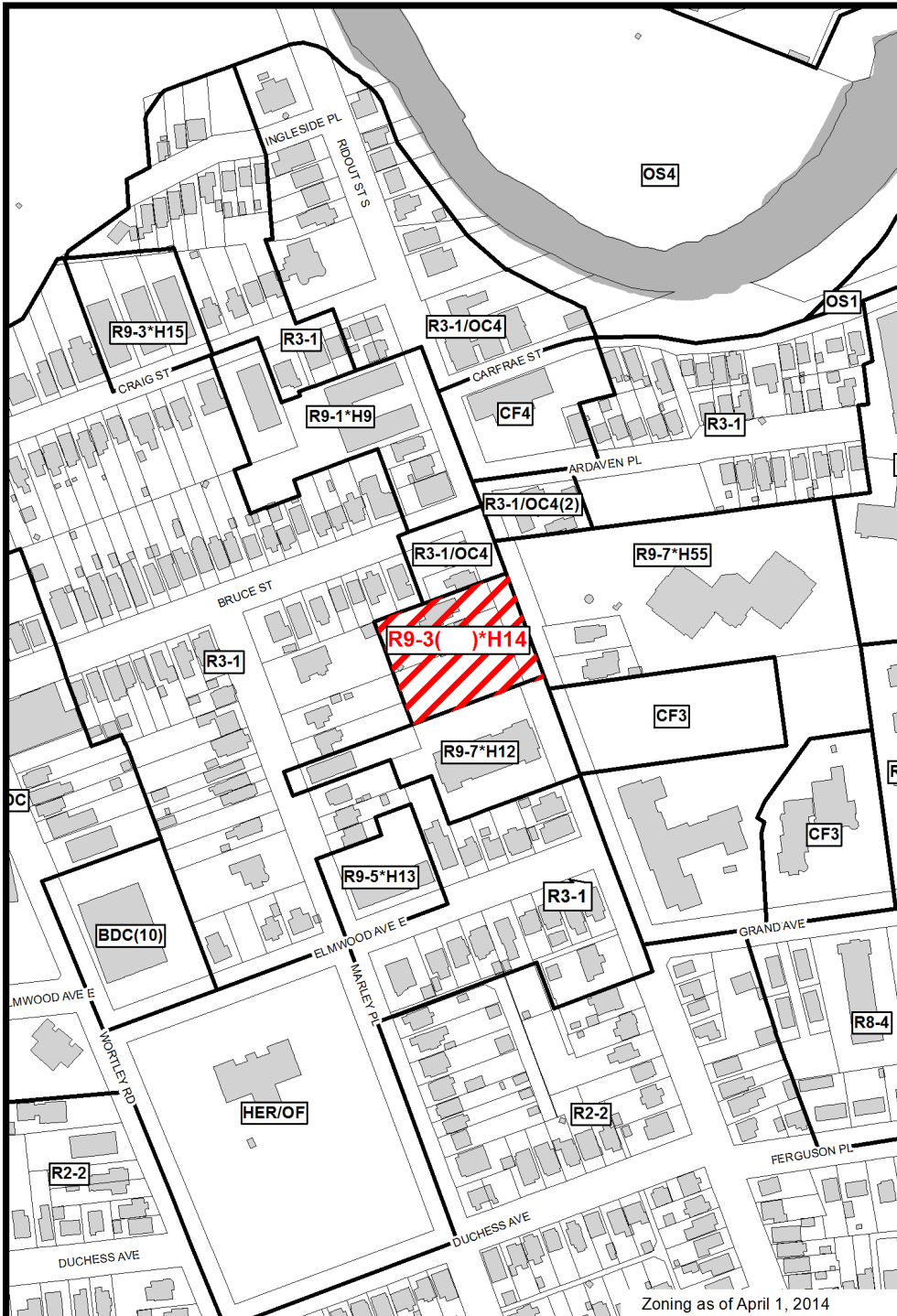
PASSED in Open Council on June 24, 2014.

Mayor

Catharine Saunders  
City Clerk


First Reading - June 24, 2014  
Second Reading - June 24, 2014  
Third Reading - June 24, 2014

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



Zoning as of April 1, 2014

File Number: Z-8330  
 Planner: NM  
 Date Prepared: 2014/05/15  
 Technician: CK  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,700

0 12.525 50 75 100 Meters

