

Bill No.  
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 2054 Adelaide Street North.

WHEREAS **1705825 Ontario Limited** has applied to rezone an area of land located at 2054 Adelaide Street North, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 596 this rezoning will conform to the Official Plan;

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2054 Adelaide Street North, **from** an Urban Reserve (UR3) Zone and an Environmental Review (ER) Zone **to** a Holding Residential R1 Special Provision (h. h-100•R1-4(28)) Zone, a Holding Residential R1 Special Provision (h. h-100•R1-4(29)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h. h-100.h-180•R5-2(17)/R6-1(14)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h. h-100.h-180•R5-2(18)/R6-1(15)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h. h-100•R5-4(18)/R6-5(38)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h. h-100•R5-4(19)/R6-5(39)) Zone, an Open Space (OS1) Zone and an Open Space (OS5) Zone as shown on the attached map.

2. Section 3,8 of the Holding (h) Zones to By-law No. Z.-1 is amended by adding the following Holding Provision:

h-180

*Purpose:* To ensure that development will not affect the adjacent significant natural heritage features, the h-180 shall not be deleted until the recommendations from the final Environmental Impact Study, water balance report, final Stormwater Management Report, hydrogeological study and a geotechnical study have been accepted and implemented into the development agreements for the site, to the satisfaction of the City of London.

*Permitted Interim Uses:* Existing Uses

3. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R1-4(28)

(a) Regulations

- |      |  |  |
|------|--|--|
| i)   | Front Yard Setback, Main Dwelling (Minimum): | 3 metres (9.8 feet)  |
| ii)  | Front Yard Depth for Garages (Minimum.):     | 5.5 metres (18.0 feet)   |
| iii) | Interior Side Yard Depth (Minimum):          | 1.2 metres (3.9 feet), except where there is no attached garage, then 3.0 metres (9.8 feet) is required on one side. |

4. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R1-4(29)

(a) Regulations

- |    |  |                     |
|----|--|---------------------|
| i) | Front Yard Setback, Main Dwelling (Minimum): | 3 metres (9.8 feet) |
|----|--|---------------------|

- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
- iii) Interior Side Yard Depth (Minimum): 1.2 metres (3.9 feet), except where there is no attached garage, then 3.0 metres (9.8 feet) is required on one side.
- iv) Dwelling Setback From High Pressure Pipeline (Minimum): 20.0 metres (66 feet)

5. Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R5-2(17)

(a) Regulations

- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)

6. Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R5-2(18)

(a) Regulations

- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
- iii) Dwelling Setback From High Pressure Pipeline (Minimum): 20.0 metres (66 feet)

7. Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R5-4(18)

(a) Regulations

- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)

8. Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R5-4(19)

(a) Regulations

- |      |   |                        |
|------|---|------------------------|
| i)   | Front Yard Setback,<br>Main Dwellings (Minimum):              | 3 metres (9.8 feet)    |
| ii)  | Front Yard Depth<br>for Garages<br>(Minimum.):                | 5.5 metres (18.0 feet) |
| iii) | Dwelling Setback<br>From High Pressure<br>Pipeline (Minimum): | 20.0 metres (66 feet)  |

9. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R6-1(14)

(a) Regulations

- |     |  |                        |
|-----|--|------------------------|
| i)  | Front Yard Setback,<br>Main Dwellings (Minimum): | 3 metres (9.8 feet)    |
| ii) | Front Yard Depth<br>for Garages<br>(Minimum.):   | 5.5 metres (18.0 feet) |

10. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R6-1(15)

(a) Regulations

- |      |   |                        |
|------|---|------------------------|
| i)   | Front Yard Setback,<br>Main Dwellings (Minimum):              | 3 metres (9.8 feet)    |
| ii)  | Front Yard Depth<br>for Garages<br>(Minimum.):                | 5.5 metres (18.0 feet) |
| iii) | Dwelling Setback<br>From High Pressure<br>Pipeline (Minimum): | 20.0 metres (66 feet)  |

11. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R6-5(38)

(a) Regulations

- |     |  |                        |
|-----|--|------------------------|
| i)  | Front Yard Setback,<br>Main Dwellings (Minimum): | 3 metres (9.8 feet)    |
| ii) | Front Yard Depth<br>for Garages (Minimum.):      | 5.5 metres (18.0 feet) |

12. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R6-5(39)

(a)	Regulations	
i)	Front Yard Setback, Main Dwellings (Minimum):	3 metres (9.8 feet)
ii)	Front Yard Depth for Garages (Minimum.):	5.5 metres (18.0 feet)
iii)	Dwelling Setback From High Pressure Pipeline (Minimum):	20.0 metres (66 feet)

13. 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.

14. This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on September 16, 2014.

J. Baechler  
Mayor

Catharine Saunders  
City Clerk

First Reading - September 16, 2014.  
Second Reading - September 16, 2014  
Third Reading - September 16, 2014

