

Bill No. 466
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 Part of 3080 Bostwick Road and 491 and 499 Southdale Road West.

WHEREAS **Realty Services, City of London** has applied to rezone an area of land located at part of 3080 Bostwick Road and 491 and 499 Southdale Road West, 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 part of 3080 Bostwick Road and 491 and 499 Southdale Road West, as shown on the attached map comprising part of Key Map No. A111, **from** an Environmental Review (ER) Zone and an Urban Reserve (UR4) Zone, **to** a Holding Community Facility Special Provision (h-18•h-120•h-__•CF2(____)) Zone.

2. Section Number 3.8 of the Holding "h" Zone is amended by adding the following Holding Provision:

h-__ *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the "h-__" symbol shall not be deleted until appropriate vehicular access arrangements have been made to the satisfaction of the City Engineer.

Permitted Interim Uses: Existing uses

3. Section Number 32.4 of the Community Facility (CF2) Zone is amended by adding the following Special Provision:

CF2() Part of 3080 Bostwick Road and 491 and 499 Southdale Road West

- a) Permitted Uses
- i) Assembly halls associated with the main permitted uses;
 - ii) Community centres;
 - iii) Day care centres;
 - iv) Libraries;
 - v) Personal service establishments associated with the main permitted uses;
 - vi) Public recreational buildings;
 - vii) Public swimming pools;
 - viii) Restaurants associated with the main permitted uses, excluding a drive-through facility;
 - ix) Retail stores associated with the main permitted uses;
 - x) Studios.
- b) Regulations
- i) Gross Floor Area Retail Store 150 m² per use (max)
 - ii) Gross Floor Area Restaurant 300 m² per use (max)
 - iii) Gross Floor Area Personal Service Establishment 100 m² per use (max)

iv)	Total Gross Floor Area for all Retail, Restaurant and Personal Service Establishments (max)	The lesser of 600 m ² , or 5% of the Gross Floor Area of the buildings on the lands in the CF2() Zone
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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.

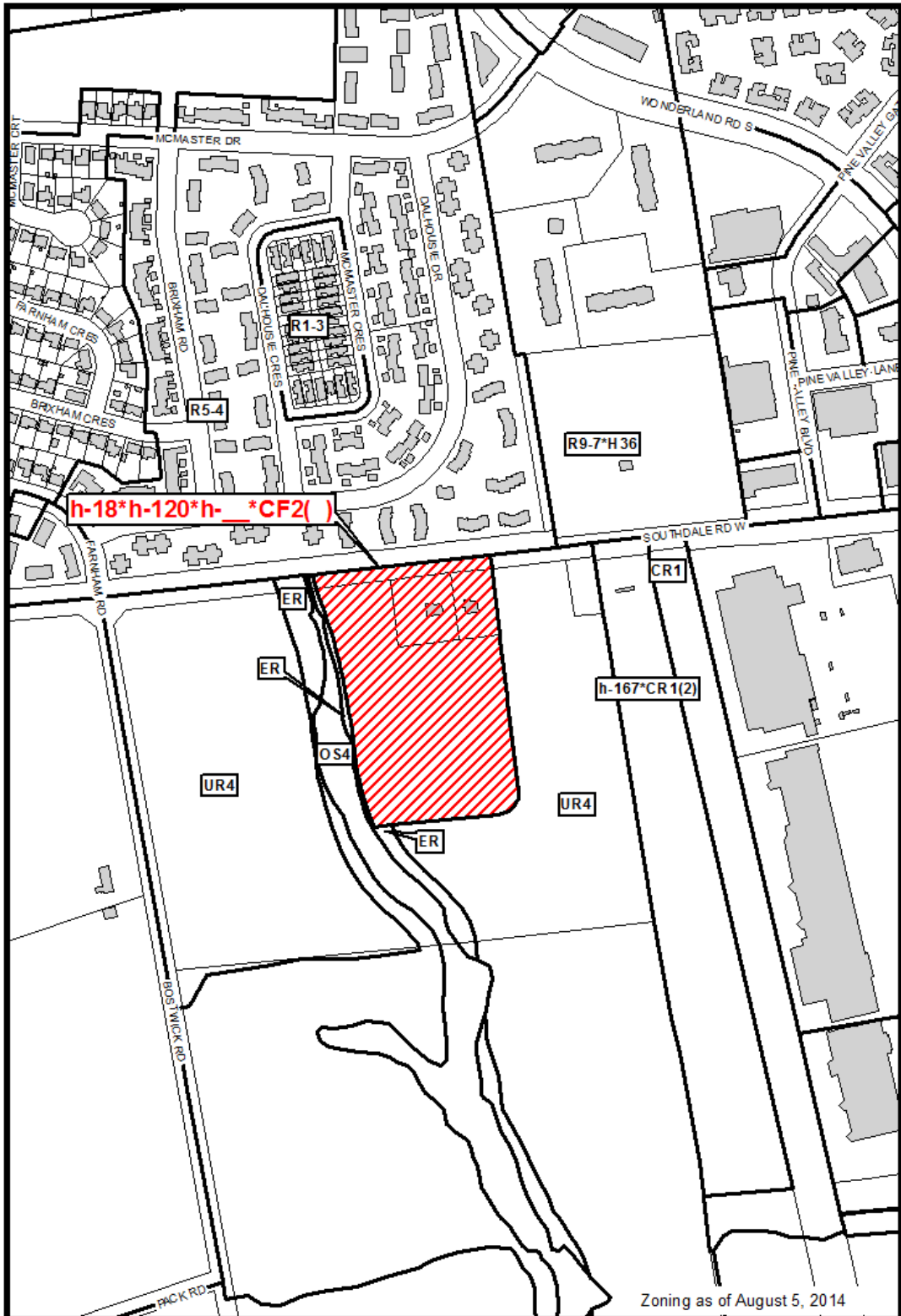
PASSED in Open Council on September 30, 2014.

J. Baechler
Mayor


Catharine Saunders
City Clerk

First Reading - September 30, 2014
Second Reading – September 30, 2014
Third Reading - September 30, 2014

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



File Number: Z-8386
 Planner: BD
 Date Prepared: 2014/09/12
 Technician: ZZ
 By-Law No: Z.-1-

SUBJECT SITE 
 1:5,000
 0 25 50 100 150 200 Meters

