Bill No. 503 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 175 Fanshawe Park Road West.

WHEREAS **1841483 Ontario Inc. (Copia Developments)** has applied to rezone an area of land located at 175 Fanshawe Park Road West, as shown on the map <u>attached</u> 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 175 Fanshawe Park Road West, as shown on the <u>attached</u> map compromising part of Key Map No. A102, **from** a Residential R5 (R5-3) Zone **to** a Restricted Office Special Provision (RO2(__)) Zone.

2. Section Number 18.4 of the Restricted Office (RO) Zone is amended by adding the following Special Provision:

RO2(___) 175 Fanshawe Park Road West

a)	Regula i)	ations Gross Floor Area (Maximum)	650m ²	(7,000 square feet)	
	ii)	Parking Spaces (Minimum)	32		
	iii)	Landscaped Open Space (Minimum)	20%		
	iv)	Parking Area Setback from Road Allowance (Minimum)	1 metre (etre (3.28 feet)	

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.

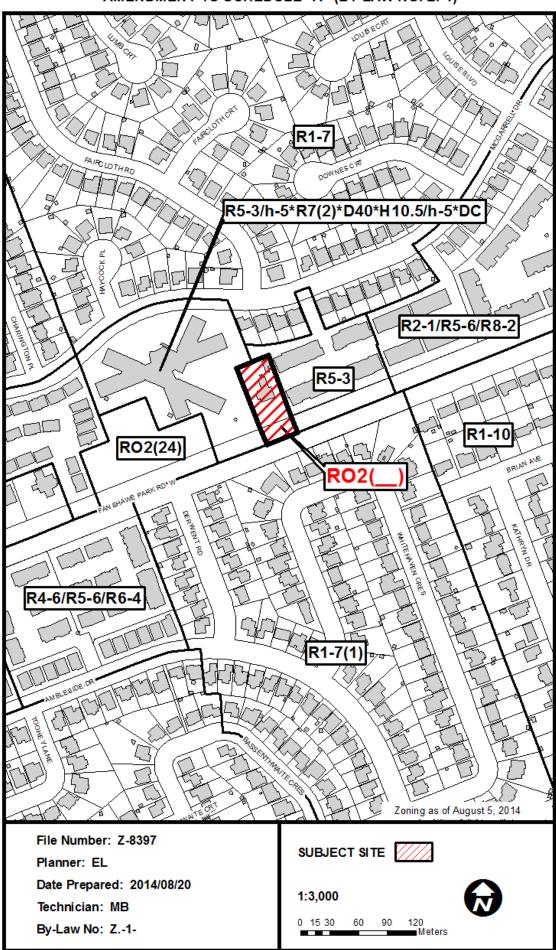
4. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13,* either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on October 14, 2014.

J. Baechler Mayor

Catharine Saunders City Clerk

First Reading - October 14, 2014 Second Reading - October 14, 2014 Third Reading - October 14, 2014



Geodat

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