

Bill No. 504
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 7 Annadale Drive.

WHEREAS **The Corporation of the City of London** has applied to rezone an area of land located at 7 Annadale Road, as shown on the attached 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 7 Annadale Drive, as shown on the attached map comprising part of Key Map No. A102, **from** a Neighbourhood Facility (NF) Zone **to** a Holding Open Space (h-18*OS1) Zone, a Holding Residential R1 Special Provision (h-18*R1-5(_)) Zone, a Residential R1 Special Provision (R1-5(_)) Zone and a Holding Residential R6 Special Provision (h-5*h-18*R6-3(_)) Zone.

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

R1-5(_)	7 Annadale Drive		
a)	Regulation[s]		
i)	Lot Area (Minimum)		500m ² (5,382 sq.ft)
ii)	Front and exterior side yard depth for main building or garage on local street or secondary collector (Minimum)		6 metres (19.6 feet)
iii)	The front face and primary entrance of dwellings abutting an Open Space (OS1) zone shall be oriented towards the Open Space (OS1) Zone		

3. Section Number 10.4 of the Residential R6 (R6-3) Zone is amended by adding the following Special Provision:

R6-3(_)	7 Annadale Drive		
a)	Permitted Uses:		
i)	cluster single detached dwellings		
ii)	cluster townhouse dwellings		
b)	Regulations:		
ii)	Lot Area (Minimum)		1 ha. (2.47 ac)
ii)	Lot Frontage (Minimum)		14 metres (45.9 feet)
iv)	Interior side and rear yard depth (abutting a Residential R1-8 Zone) Variation (Minimum)		10 metres (32.8 feet)

v)	Interior side and rear yard depth (abutting a Residential R1-5 Zone Variation (minimum))	4.5 metres (14.8 feet)
vi)	Interior side and rear yard depth (abutting a Open Space (OS1) Zone Variation (Maximum))	2.0 metres (6.6 feet)
vii)	Landscaped Open Space (%) (Minimum)	50%
viii)	Lot Coverage (%) (Maximum)	25%
ix)	Height (m) (Maximum)	2 storeys, or 9 metres, whichever is less with no half storeys being permitted for basements
x)	Density (Maximum)	25 units per hectare
xi)	The front face and primary entrance of dwellings abutting an Open Space (OS1) zone shall be oriented towards the Open Space (OS1) Zone	
xii)	No part of any required interior side yard or rear yard shall be used for any purpose other than landscaped open space	

4. 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.

5. 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.

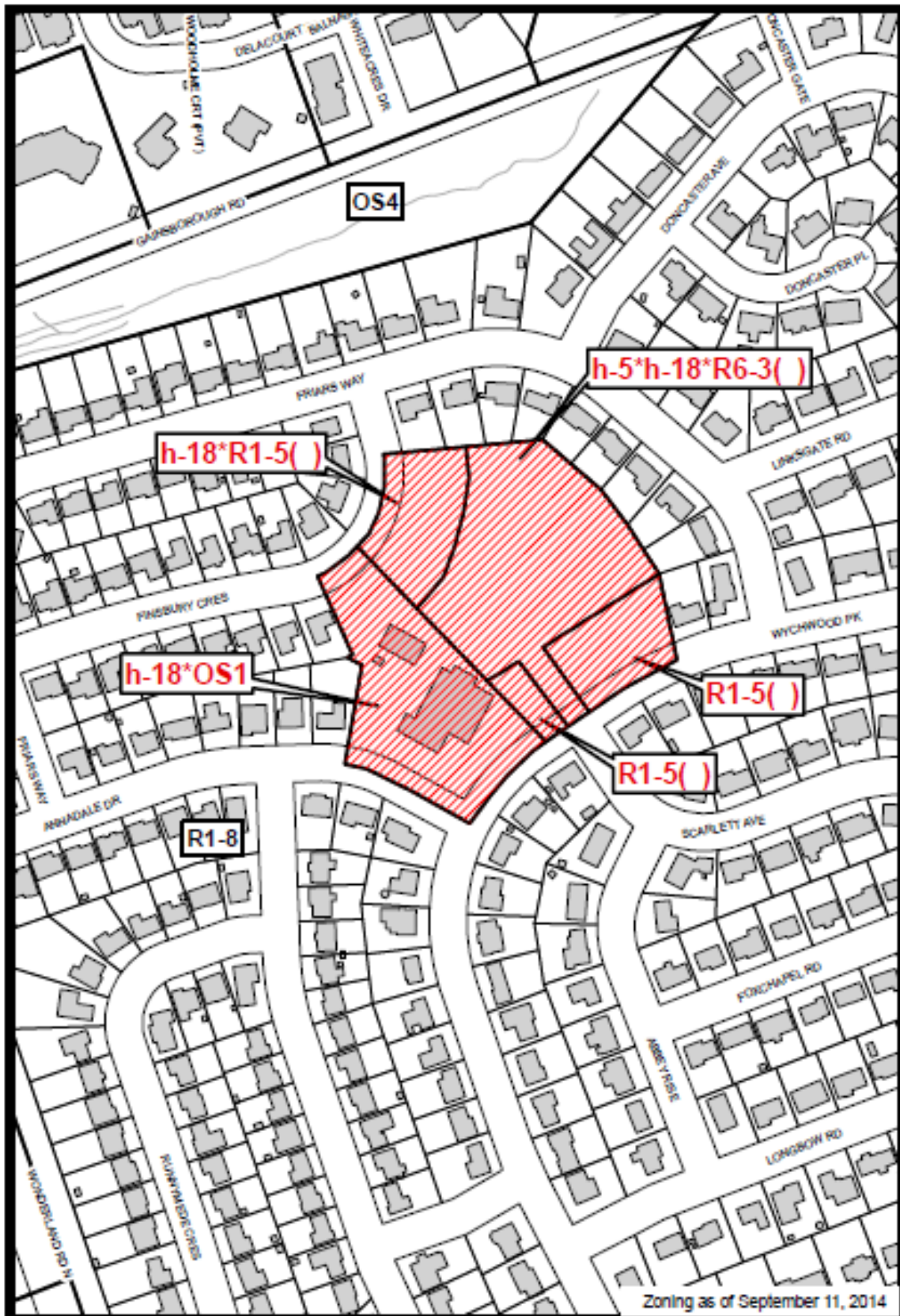
PASSED in Open Council on October 14, 2014

J. Baechler
Mayor

Catharine Saunders
City Clerk


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

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



Zoning as of September 11, 2014

File Number: Z-8334
Planner: BT
Date Prepared: 2014/09/24
Technician: MB
By-Law No: Z-1-

SUBJECT SITE 

1:2,500

0 12.5 25 50 75 100 Meters

