

Agenda Item #	Page #

**File: 39T-14505/OZ-8426**  
**Planner: L. Mottram**

**Appendix "B"**  
**Zoning By-law Amendment**

Bill No. (number to be inserted by Clerk's Office)  
2015

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located south of Oxford Street West and east of Westdel Bourne.

WHEREAS Sifton Properties Limited has applied to rezone an area of land generally bounded by Oxford Street West, Westdel Bourne, Warbler Woods ESA, and the City's Urban Growth Boundary, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands generally bounded by Oxford Street West, Westdel Bourne, Warbler Woods ESA, and the City's Urban Growth Boundary, to change the zoning of the subject lands from an Urban Reserve (UR3) Zone, a holding Urban Reserve (h-2•UR3) Zone, a holding Residential R1 (h•R1-5) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, and an Open Space (OS5) Zone to a Holding Residential R1 (h•R1-5) Zone, a Holding Residential R1 (h•h-\_\_•R1-5) Zone, a Holding Residential R5/R6 (h•R5-6/R6-5) Zone, a Holding Residential R5/R6/R7/R8 (h•R5-7/R6-5/R7•D75•H18/R8-4) Zone, a Holding Residential R5/R6//R8/R10 Special Provision (h•R5-7/R6-5/R8-4( )/R10-3( )•H48) Zone, an Open Space (OS1) Zone, an Open Space (OS5) Zone, and a Holding Community Shopping Area Special Provision (h•h-11•CSA5( )) Zone.

- 1) Section 3.8 of the Holding (h) Zones to By-law No. Z.-1 is amended by adding the following Holding Provision:  
2)\_\_\_\_) h-( )

*Purpose:* To ensure the orderly development of land and adequate provision of municipal services, the holding provision shall not be deleted until such time as the Wickerson Water Pumping Station upgrades to service this development are completed and operational, to the satisfaction of the City of London.

*Permitted Interim Uses:* Existing Uses

- 2) Section 12.4 of the Residential R8 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

12.4 d) \_\_\_ R8-4( )

(a) Permitted Uses

i) Apartment Buildings