

Bill No. 142
2015

By-law No. Z.-1-15_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 895 and 905 Sarnia Road.

WHEREAS **905 Sarnia Road Inc.** have applied to rezone an area of land located at 895 and 905 Sarnia Road, as shown on the map attached to this by-law, as set out below;

WHEREAS this rezoning conforms to the Official Plan;

NOW 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 895 and 905 Sarnia Road, as shown on the attached map, **from** a Holding Urban Reserve (h-2*UR3) Zone and an Urban Reserve (UR3) Zone **to** a Holding Residential R1 Special Provision (h.*h-100*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h.*h-82*h-100*R1-3(8)) Zone, a Holding Residential R1 Special Provision (h.*h-82*h-100*R1-13(3)) Zone, a Holding Residential R1 Special Provision (h.*h-65*h-100*R1-3(*)) Zone, a Holding Open Space (h.*h-65*h-82*OS1)) Zone; and a Holding Open Space (h*OS5) Zone.

2. Section 4.21 "ROAD ALLOWANCE REQUIREMENTS - SPECIFIC ROADS" is amended by deleting the following streets:

Street	From	To	Street Classification	Limit of Rd. Allowance (Measured from Centreline)
Lawson Road	Coronation Dr	South limit of Lawson Road	Secondary Collector	10.75 m (35.3 ft)
Lawson Road	Existing West Limit of Plan 33M 597	Wychwood Park (E. Intersection)	Secondary Collector	10.75 m (35.3 ft)

3. Section 4.21 "ROAD ALLOWANCE REQUIREMENTS - SPECIFIC ROADS" is amended by adding the following street:

Street	From	To	Street Classification	Limit of Rd. Allowance (Measured from Centreline)
Lawson Road	Coronation Dr	Wychwood Park (E. Intersection)	Secondary Collector	10.75 m (35.3 ft)

4. Section Number 5.4 of the Residential R1 (R1-3) Zone is amended by adding the following Special Provision:

R1-3 (L)

a) Regulations:

- i) Front and Exterior Yard 3 metres (9.8 feet)
Depth for Main Dwelling
to Local Street
(Minimum):
- ii) Front and Exterior Yard 4.5 metres (14.8 feet)
Depth for Main Dwelling
to Secondary Collector
(Minimum):
- iii) Front and Exterior Yard 6 metres (19.7 feet)
Depth for Garages
(Minimum):
- iv) Interior Side Yard Depth 1.2 metres (3.9 feet)
(Minimum)
- v) Setback from a 120 metres (394 feet) (Minimum)
Railway right-of-way in the absence of a safety
berm, 30 metres (98.4
feet) in conjunction with a
safety berm.

5. 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.

6. 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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

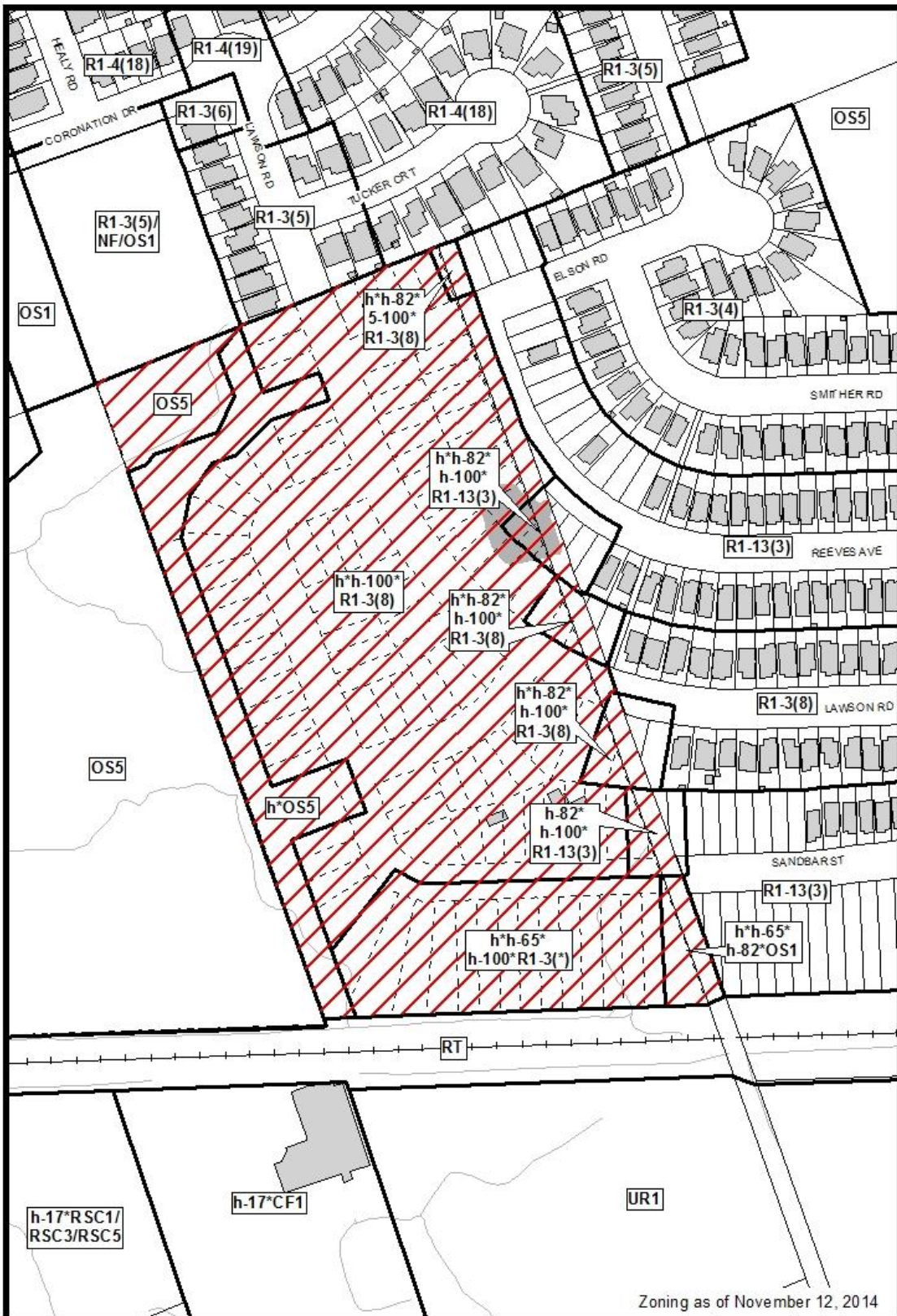
PASSED in Open Council on March 31, 2015.



Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - March 31, 2015
Second Reading - March 31, 2015
Third Reading - March 31, 2015

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



<p>File Number: Z-8395 Planner: CS Date Prepared: March 11, 2015 Technician: JS By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p> 
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