

Bill No. 146  
2015

By-law No. Z.-1-15\_\_\_\_\_

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 \_\_\_\_\_ this rezoning will conform 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 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.

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

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

R8-4(\_\_\_\_)

- (a) Permitted Uses
  - i) Apartment Buildings

4. Section 14.4 of the Residential R10 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R10-3(\_\_\_\_)

- (a) Permitted Uses
  - i) Apartment Buildings

5. Section 22.4 of the Community Shopping Area CSA Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

CSA5(\_\_\_\_)

(a) Regulations

- i) Front & Exterior  
Side Yard Depth (Minimum): 0.0 metres
- ii) Permitted uses may be in stand-alone buildings  
that do not form part of a shopping centre.

6. This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) 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.

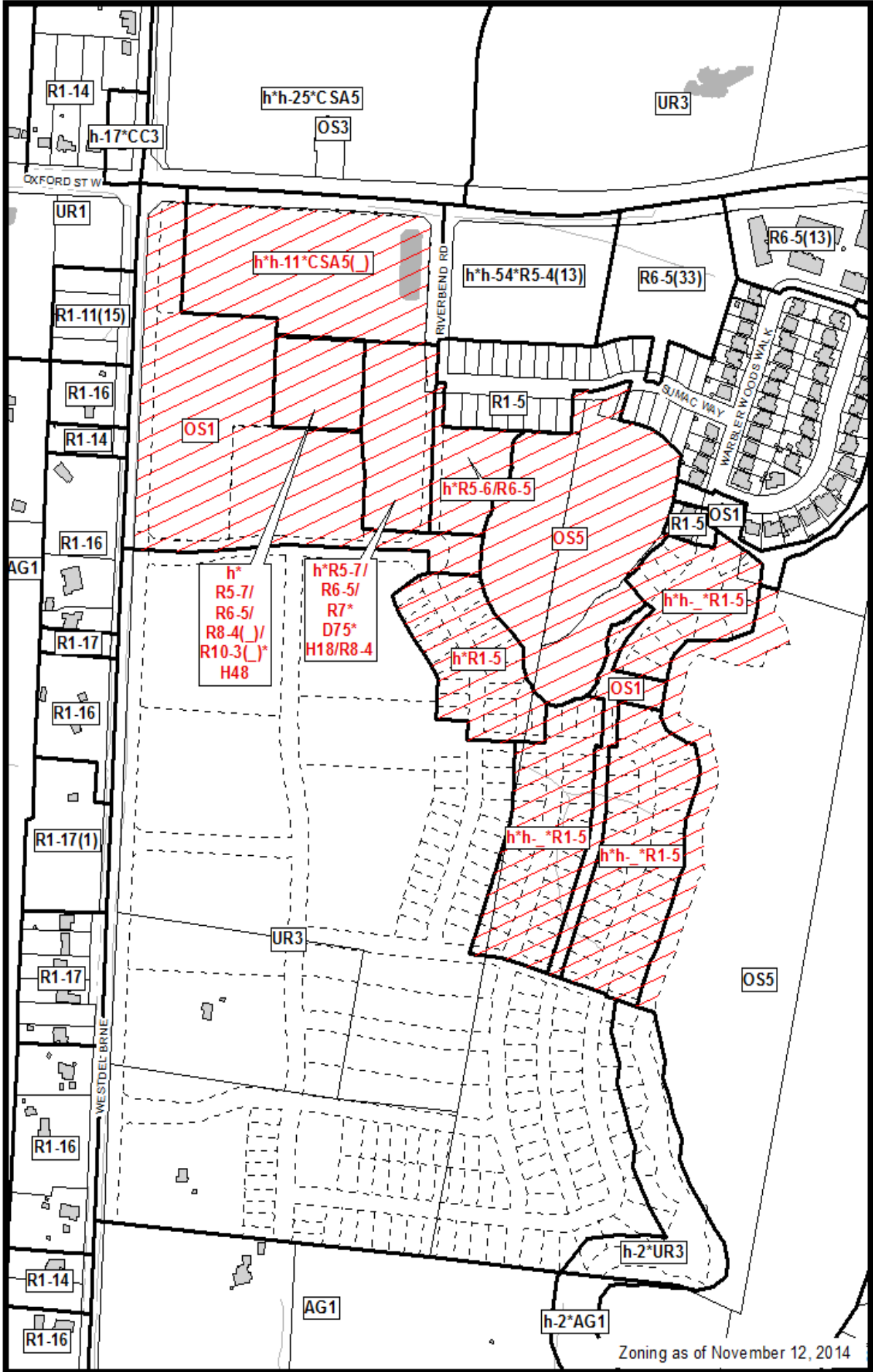
PASSED in Open Council on March 31, 2015.

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)



Zoning as of November 12, 2014

File Number: 39T-14505 / OZ-8426  
 Planner: LM  
 Date Prepared: March 9, 2015  
 Technician: JTS  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

