

Bill No. 226  
2015

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

A by-law to amend By-law No. Z.-1 to rezone an area of land located on a portion of 3105 Bostwick Road, and Block 172, 33M-562.

WHEREAS **Zelinka Priamo Limited** has applied to rezone an area of land located on a portion of 3105 Bostwick Road, and Block 172, 33M-562, as shown on the 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 on a portion of 3105 Bostwick Road, and Block 172, 33M-562 as shown on the attached map, **from** an Urban Reserve (UR3) Zone **to** a Holding Residential R2 Special Provision (h. h-100•R2-4(\_\_\_\_)) Zone, a Neighbourhood Facility (NF1) Zone, and an Open Space (OS1) Zone.

2. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R2-4(\_\_\_\_)

(a) Regulations

i)	Lot Frontage (Minimum):	14.0 metre (45.9 feet)
ii)	Front Yard Setback, Main Dwelling (Minimum):	3.0 metre (9.8 feet)
iii)	Front Yard Depth for Garages (Minimum.):	5.5 metre (18.0 feet)
iv)	Interior Side Yard Depth (Minimum):	1.2 metre (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required on one side
v)	Lot Coverage (%) (Maximum)	45 percent, except that any unenclosed porch shall not be included in the calculation of lot coverage.

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.

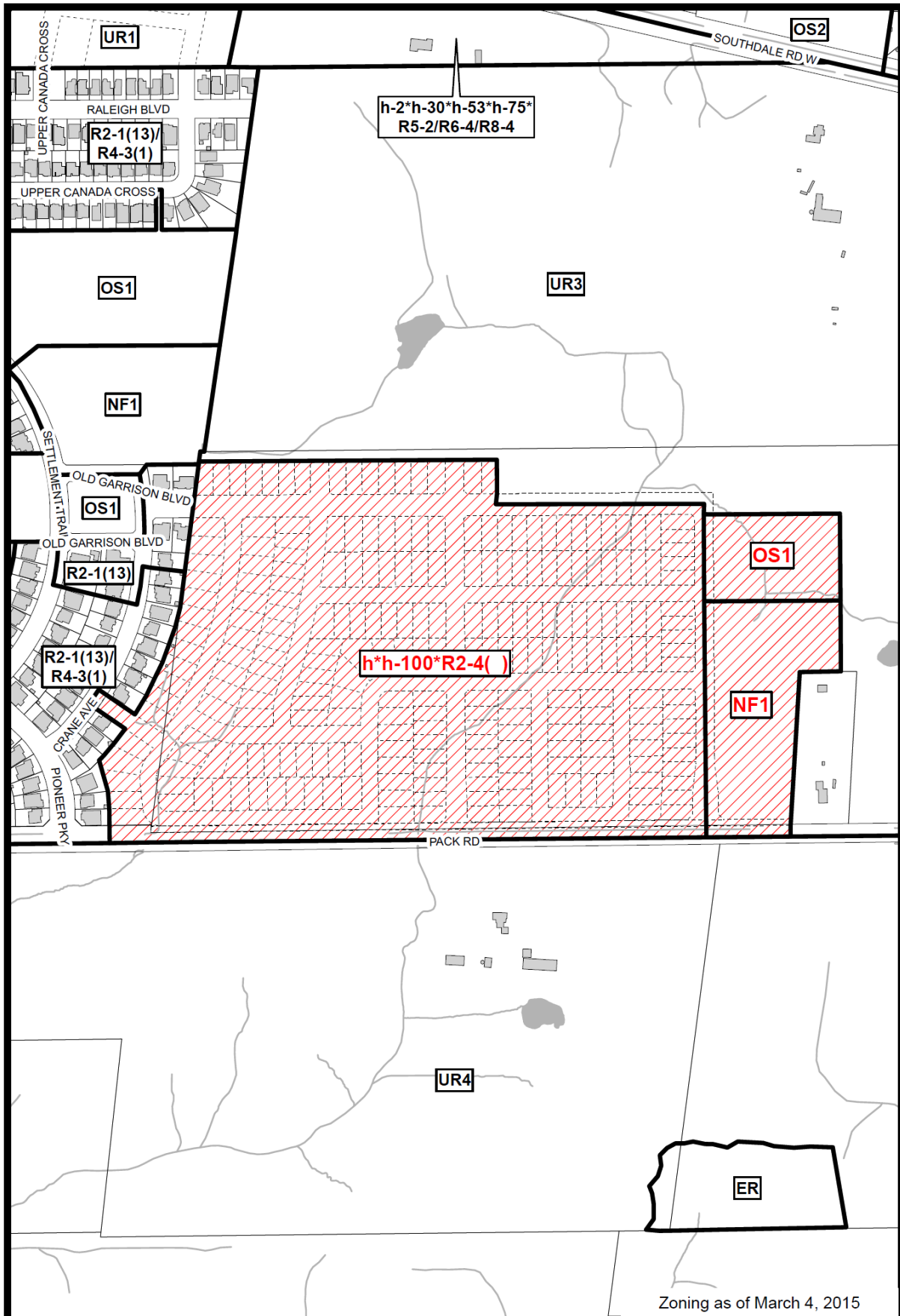
4. This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on May 26. 2015.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

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



Zoning as of March 4, 2015

File Number: Z-8436  
 Planner: NP  
 Date Prepared: 2015/04/27  
 Technician: JS  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters

