

Bill No. 256
2015

By-law No. Z.-1-152406

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4366 & 4402 Colonel Talbot Road.

WHEREAS Lambeth Wellness Centre Ltd. has applied to rezone an area of land located at 4366 & 4402 Colonel Talbot Road, 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 at 4366 & 4402 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A103, from an Arterial Commercial (AC2) Zone and a Neighbourhood Facility (NF) Zone to a Holding Arterial Commercial (h-17*h-18*h-124*AC2) Zone; a Holding Business District Commercial Special Provision (h-18*BDC(_)) Zone and a Holding Urban Reserve (h-18*UR1) Zone.
- 2) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC(_)	4402 Colonel Talbot Road	
a)	Additional Permitted Use	
	i) Pharmacy	
b)	Regulations	
	i) Front Yard Setback (maximum)	24m (78.7 ft)
	ii) Parking is permitted in the front yard up to a total of 11 spaces.	
	iii) Parking Area Setback (minimum)	1.4m (4.6 ft)
	iv) Parking Standard	The minimum parking requirement for the clinic use shall be 1 per 20m ² (215 sq ft)
	v) Height (maximum)	9m (29.5 ft)

- 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 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.

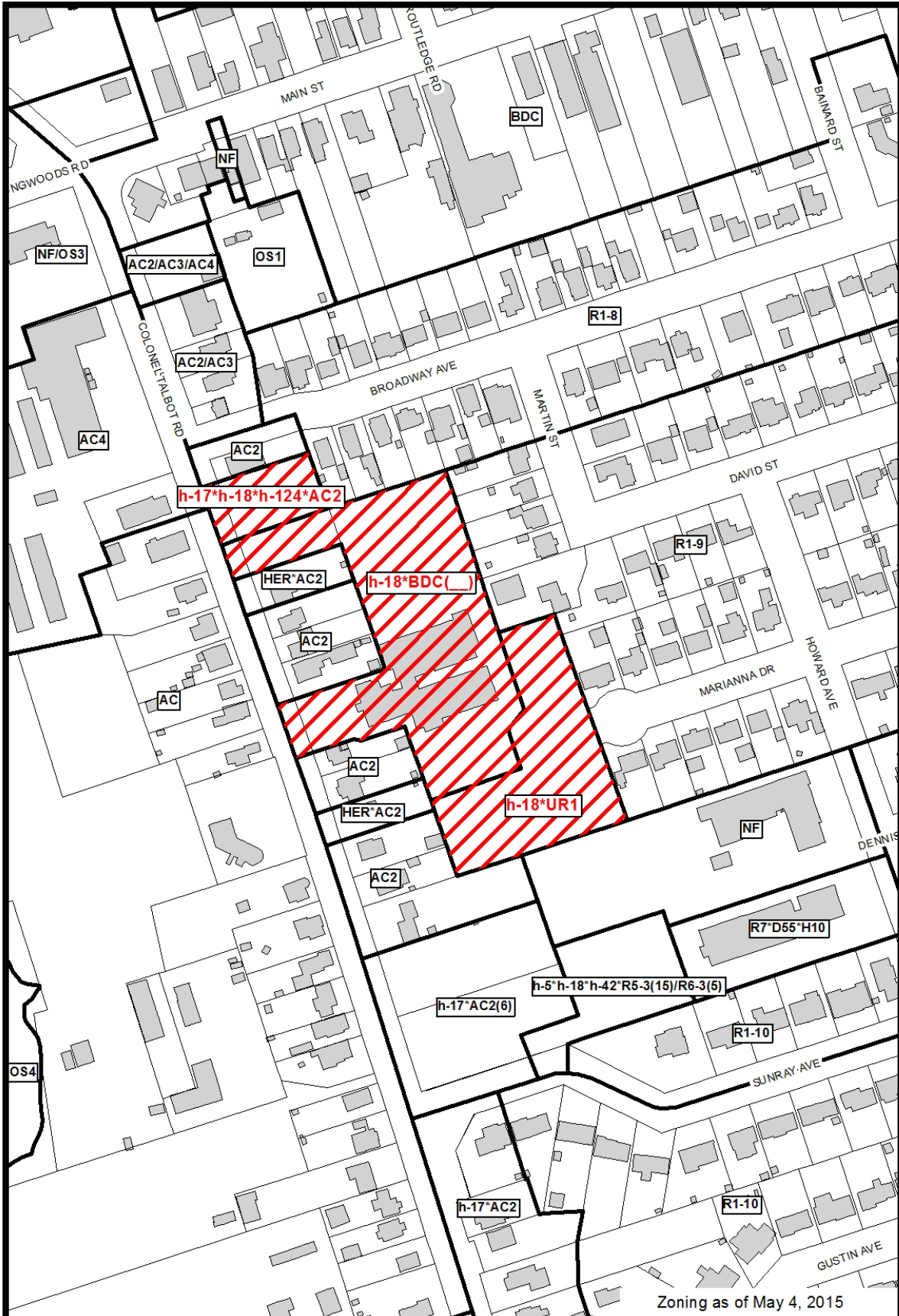
PASSED in Open Council on June 25, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - June 25, 2015
Second Reading - June 25, 2015
Third Reading - June 25, 2015

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



File Number: Z-8461
 Planner: SW
 Date Prepared: 2015/05/06
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE



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