

Bill No. 258
2015

By-law No. Z.-1-152408

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1192 Highbury Avenue North.

WHEREAS York Developments (London) Inc. has applied to rezone an area of land located at 1192 Highbury Avenue North, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 620 this rezoning will conform 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 1192 Highbury Avenue North, as shown on the attached map comprising part of Key Map No. A103, from a Neighbourhood Facility (NF1) Zone to a Restricted Service Commercial Special Provision (RSC1(_)/RSC4(_)) Zone.

2) Section Number 28.4 of the Restricted Service Commercial (RSC1) Zone is amended by adding the following Special Provision:

- | | | | |
|---|---------|---|------------------------|
|) | RSC1() | 1192 Highbury Avenue North | |
| | a) | Regulation[s] | |
| | | i) Rear Yard Depth
(Minimum) | 4.3 metres (14.1 feet) |
| | | ii) North Interior Side
Yard Depth
(Minimum) | 4.3 metres (14.1 feet) |
| | | iii) Separation distance from the
edge of the drive-through lane
or speaker location, whichever
is closer, to the closest
residential/facility/institutional
use lot line and/or zone line | 0.3 metres (1 foot) |

3) Section Number 28.4 of the Restricted Service Commercial (RSC4) Zone is amended by adding the following Special Provision:

- | | | | |
|---|---------|--|------------------------|
|) | RSC4() | 1192 Highbury Avenue North | |
| | b) | Regulation[s] | |
| | | iv) Rear Yard Depth
(Minimum) | 4.3 metres (14.1 feet) |
| | | v) North Interior Side
Yard Depth
(Minimum) | 4.3 metres (14.1 feet) |
| | | vi) Separation distance from the
edge of the drive-through lane
or speaker location, whichever
is closer, to the closest
residential/facility/institutional
use lot line and/or zone line | 0.3 metres (1 foot) |

- 4) 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.
- 5) 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.

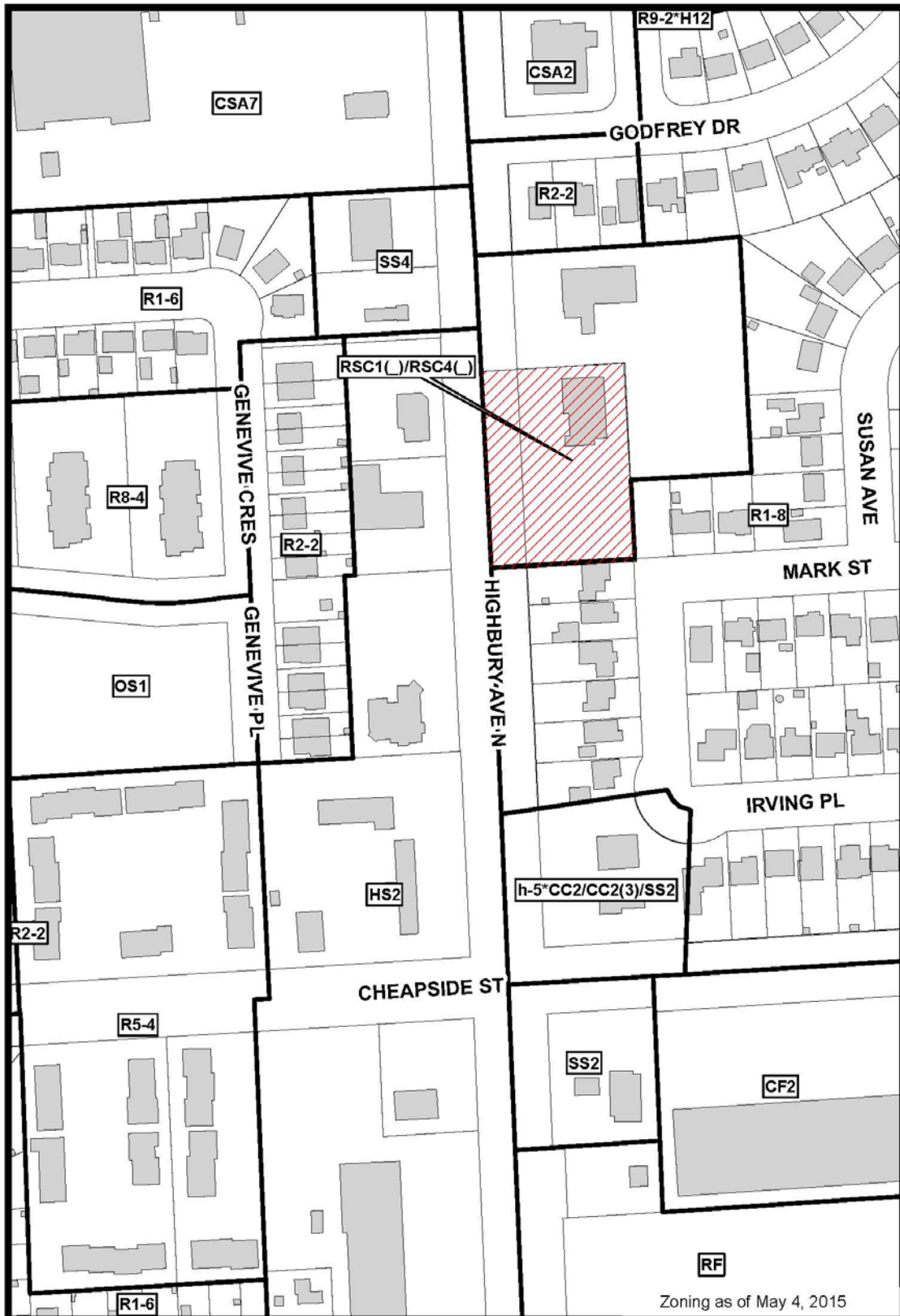
PASSED in Open Council on June 25, 2015.

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)



Zoning as of May 4, 2015

File Number: OZ-8463
 Manager Current Planning: MT
 Date Prepared: 2015/06/11
 Manager UD & GIS: SG
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

