

A by-law to amend By-law No. Z.-1 to rezone an area of land located on a portion of the lands at 3100 Colonel Talbot Road.

WHEREAS **Speyside East Corporation** has applied to rezone an area of land located at 3100 Colonel Talbot Road, 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 located at 3100 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A110, **from** a holding Residential R5/Residential R6/Community Facility (h•h-53•h-56•h-91•R5-2/R6-4/CF3) Zone **to** a holding Residential R5/Residential R6/Community Facility/Convenience Commercial Special Provision (h•h-53•h-56•h-91•R5-2/R6-4/CF3/CC(_)) Zone.

2. Section Number 29.4 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

- CC(____) 3100 Colonel Talbot Road
- a) Permitted Uses:
- i) Convenience Stores
 - ii) Florist Shops
 - iii) Bake Shops
 - iv) Offices
 - v) Personal Service Establishments
 - vi) Studios
 - vii) Restaurants (eat-in/take-out)
 - viii) Financial Institutions
 - ix) Animal Hospitals
- b) Regulations
- i) Yard Depth from Colonel Talbot Road (maximum) 3 metres (9.8 feet)
 - ii) Yard Depth from Raleigh Boulevard (maximum) 24 metres (78.7 feet)
 - iii) Distance of Parking Area located next to the Raleigh Crescent ultimate road Allowance (minimum) 1.4 metres (4.6 feet)
 - iv) Drive-through facilities prohibited
 - v) 50% of all building facades are to be transparent glazing

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.

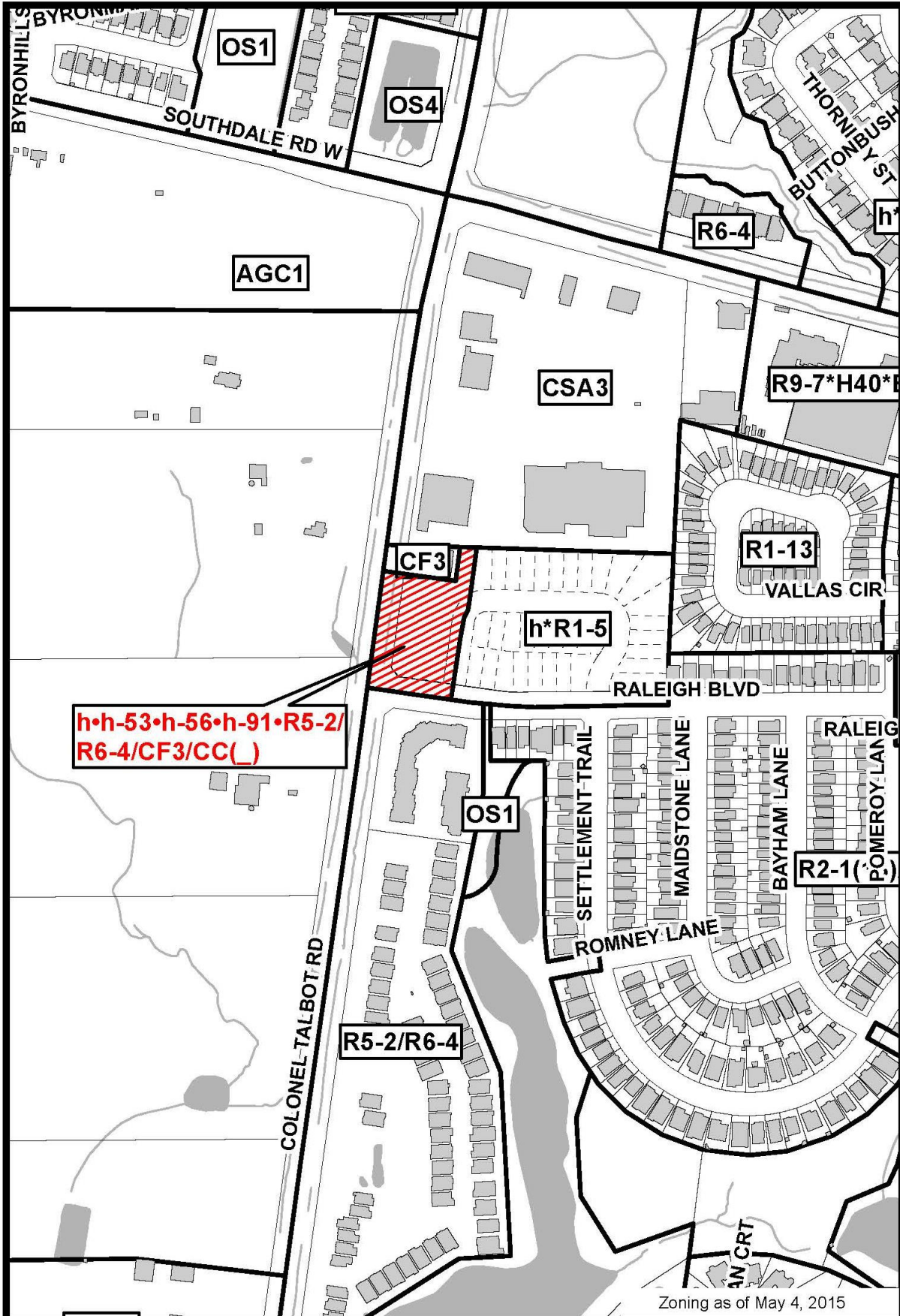
PASSED in Open Council on September 1, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - September 1, 2015
Second Reading - September 1, 2015
Third Reading - September 1, 2015

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



File Number: OZ-8486
 Manager Current Planning: MT
 Date Prepared: 2015/06/16
 Manager UD & GIS: SG
 By-Law No: Z.-1-

SUBJECT SITE 

1:4,000

0 20 40 80 120 160 Meters

