

Bill No. 73
2016

By-law No. Z.-1-16_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3493 Colonel Talbot Road

WHEREAS **1640209 Ontario Limited C/O York Developments** has applied to rezone an area of land located 3493 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 3493 Colonel Talbot Road, as shown on the attached map, **from** an Urban Reserve (UR4) Zone, a Holding Urban Reserve (h-2*UR4) Zone, and an Open Space (OS4) Zone **to** a Holding Residential R1 Special Provision (h.h-100.R1-8(____)) Zone; a Holding Residential R6 Special Provision (h.h-100.h-198.R6-5(____)) Zone; a Holding Residential R6 Special Provision (h.h-100.h-198.R6-5(____)) Zone; a Holding Residential R6 Special Provision (h.h-100.h-198.R6-5(____)) Zone; a Compound Holding Residential R6/R8 Special Provision (h.h-100.h-198. R6-5(____)/R8-4(____)) Zone; a Compound Holding Residential R6/R8 Special Provision/Convenience Commercial (h.h-100.h-198.R6-5(____)/R8-4(____)/CC6) Zone an Open Space (OS1) Zone; Open Space (OS4) Zone; and an Open Space (OS5) Zone.

2. Section 5.4 Residential R1 Zone is amended by adding the following Special Provisions:

R1-8(____) Zone Variation

Regulation: i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage

3. Section 10.4 Residential R6 Zone is amended by adding the following Special Provisions:

a) R6-5(*) Zone Variation

Regulation:	i)	Density (Minimum)	14 units per hectare
		(Maximum)	30 units per hectare

b) R6-5(**) Zone Variation

Regulation:	i)	Density (Minimum)	18 units per hectare
		(Maximum)	30 units per hectare
	ii)	Height (Maximum)	10.5 metres (34.4 ft)

c) R6-5(***) Zone Variation

Regulation:	i)	Density (Minimum)	30 units per hectare
		(Maximum)	35 units per hectare
	ii)	Height (Maximum)	10.5 metres (34.4 ft)

d) R6-5(****) Zone Variation

Regulation: i)	Density	
	(Minimum)	70 units per hectare
	(Maximum)	75 units per hectare

4. Section 12.4 Residential R8 Zone is amended by adding the following Special Provisions:

R8-4(____) Zone Variation

Regulation: i)	Density	
	(Minimum)	70 units per hectare
	(Maximum)	75 units per hectare

5. 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.

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

PASSED in Open Council on January 26, 2016

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - January 26, 2016
Second Reading - January 26, 2016
Third Reading - January 26, 2016

