

Bill No.
2011

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located 503 York Street.

WHEREAS **1209571 Ontario Limited** has applied to rezone an area of land located 503 York Street, 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 503 York Street, as shown on the attached map comprising part of Key Map No. 85 FROM a Restricted Service Commercial (RSC2/RSC4) Zone TO a Restricted Service Commercial Special Provision (RSC2()/RSC4()) Zone.

2. Section 28.4 of the Restricted Service Commercial of By-law No. Z.-1 is amended by adding the following Special Provision:

) RSC2() 503 York Street

a) Additional Permitted Uses:

i) Service Office

b) Regulations:

i) Maximum Gross Floor Area for Service Offices (Maximum) 2,000 m²

ii) Lot depth (Minimum) 48 meters

iii) Front yard setback 0 meters

iv) Setback to the rear lot line 0 meters

v) Landscaped Open Space (Minimum) 5%

vi) Lot coverage (Maximum) 45%

vii) Setback to parking area from ultimate road allowance 0 meters

3. Section 28.4 of the Restricted Service Commercial of By-law No. Z.-1 is amended by adding the following Special Provision:

) RSC4() 503 York Street

a) Additional Permitted Uses:

i) Service Office

b) Regulations:

i) Maximum Gross Floor Area for Service Offices (Maximum) 2,000 m²

ii)	Lot depth (Minimum)	48 meters
iii)	Front yard setback	0 meters
iv)	Setback to the rear lot line	0 meters
v)	Landscaped Open Space (Minimum)	5%
vi)	Lot coverage (Maximum)	45%
vii)	Setback to parking area from ultimate road allowance	

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 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 March 20, 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - March 20, 2012
Second Reading - March 20, 2012
Third Reading - March 20, 2012