

Bill No. 100  
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 2946 Bateman Trail.

WHEREAS **LGA Holdings Ltd.** have applied to rezone an area of land located at 2946 Bateman Trail, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 2946 Bateman Trail, as shown on the attached map comprising part of Key Map No. A111, **from** a Restricted Service Commercial Special Provision (RSC1(15)/RSC4(9)/RSC5(8)) Zone **to** a holding Restricted Service Commercial Special Provision (h-\_\_\_\*RSC1(\_\_\_)/RSC4(9)/RSC5(8)) Zone.

2. Section Number 28.2 of the Restricted Service Commercial (RSC1) Zone is amended by adding the following Special Provision:

- RSC1(\_\_\_) 2946 Bateman Trail
- a) Prohibited Uses
    - i) Animal clinics
    - ii) Kennels
    - iii) Outdoor Commercial Recreation Establishment
  
  - b) Additional Permitted Use
    - i) Commercial Recreation Establishment within buildings
  
  - c) Regulations
    - i) Height (maximum) 9m (29.5 ft)

3. Section Number 3.8 of the Holding "h" Zone is amended by adding the following Holding Provision:

- h-(\_\_\_)
- Purpose: to ensure that there are no land use conflicts of the operation of the class III industry (as per the D-6 guidelines) located at 3280 & 3300 White Oaks Road on the subject site, and to implement appropriate urban design policies. The holding provision shall not be removed until a development agreement associated with a site plan is entered into with the City of London which:
- i) Provides for an appropriate ventilation system, certified by the owner's qualified professional engineer, that airborne contaminants and odours are removed, neutralized or diluted to acceptable levels consistent with Health Canada's Residential Indoor Air Quality Guidelines, to the satisfaction of the City of London; and
  - ii) Implements the urban design policies in the Southwest Area Secondary Plan, to the satisfaction of the City of London.

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.

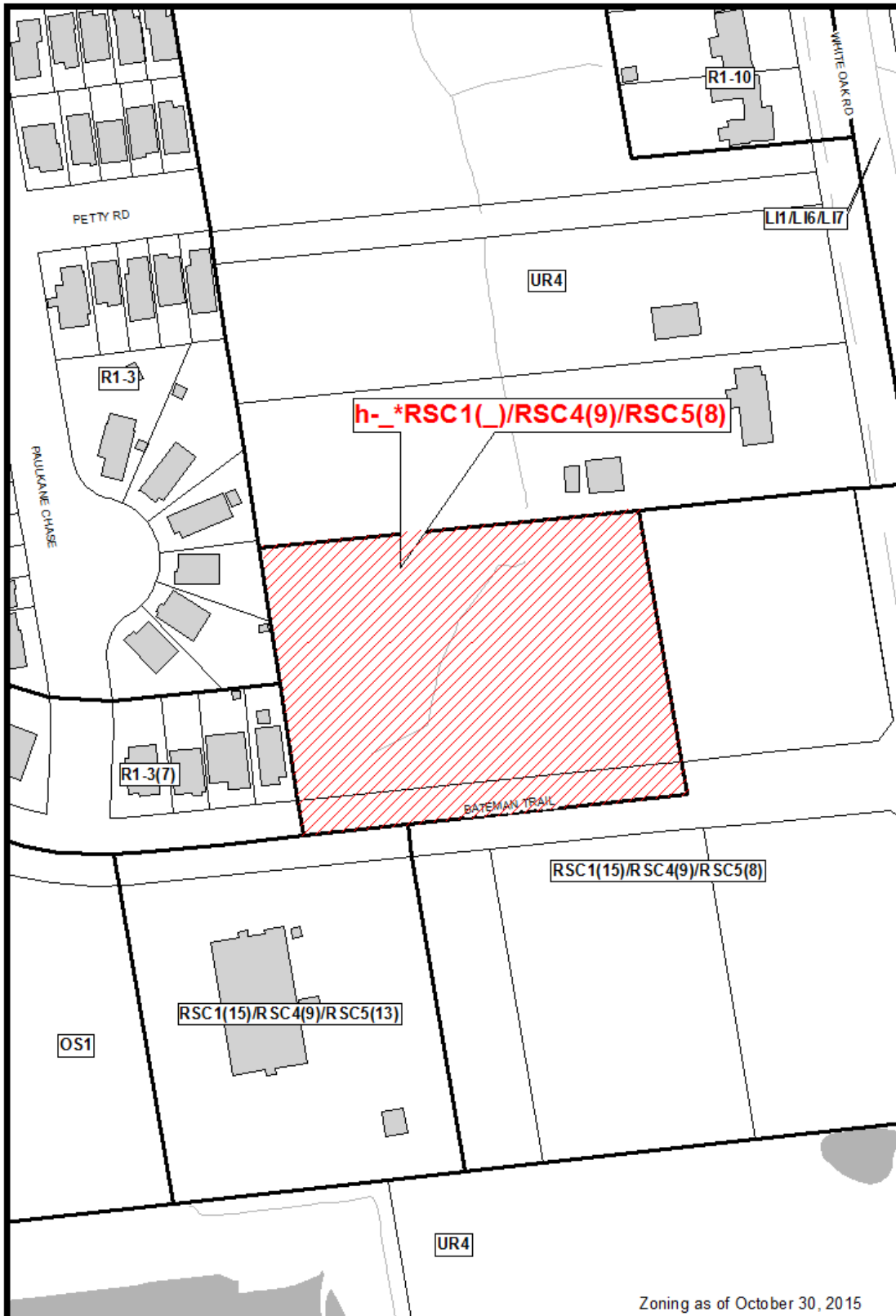
PASSED in Open Council on March 1, 2016.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk


First Reading - March 1, 2016  
Second Reading - March 1, 2016  
Third Reading - March 1, 2016

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



Zoning as of October 30, 2015

File Number: Z-8537  
 Planner: SW  
 Date Prepared: 2015/12/21  
 Technician: TT  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters

